

# UNOFFICIAL COPY

## QUIT-CLAIM DEED

MAIL TO:

*Mr. & Mrs. F. Balbuena*

NAME

*8119 S. Spaulding*

ADDRESS

*Chicago, Ill. 60652*

CITY & STATE

JOINT TENANCY

93070721

DEPT-01 RECORDING \$25.50  
T#2222 TRAN 5085 01/27/93 14:23:00  
#3880 # -93-070721  
COOK COUNTY RECORDER



THE GRANTOR JORGE JUAREZ AND ANA JUAREZ, HIS WIFE.

of the CITY OF CHICAGO County of COOK STATE OF ILLINOIS  
for and in consideration of TEN DOLLARS  
and other good and valuable considerations in hand paid.

CONVEY and QUIT CLAIM to FAUSTINO C. BALBUENA AND ROSALBA BALBUENA

of the CITY OF CHICAGO County of COOK State of ILLINOIS

not in Tenancy in Common, but in JOINT TENANCY, all Interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 19 OF BLOCK 14 IN McMILLAN AND WETMORE'S 4TH ADDITION TO CHICAGO  
IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3044 S. KARLOV, CHICAGO, IL 60623

P.I.N. # 16-27-429-036

93070721

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 21st day of January 1993.

*Jorge Juarez* (Seal) *Ana Juarez* (Seal)

JORGE JUAREZ ANA JUAREZ

(Seal) (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

FAUSTINO C. BALBUENA & ROSALBA BALBUENA	3044 S. KARLOV, CHGO, IL	60623
Name of Grantee	Address	Zip
FAUSTINO C. BALBUENA & ROSALBA BALBUENA	3044 S. KARLOV, CHGO, IL	60623
Name of Taxpayer	Address	Zip
JAMES R. GALLAGHER ATTORNEY AT LAW	3960 W. 26TH ST., CHGO, IL	60623
Name of Person Preparing Deed	Address	Zip

This conveyance must contain the name and address of the grantee, (Ch.115: 12.1) name and address for tax billing, (Ch.115: 9.2) and name and address of person preparing instrument. (Ch.115: 9.3)

2550  
#

TRANSFER STAMP

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Property of Cook County Clerk's Office

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**QUIT-CLAIM DEED**  
JOINT TENANCY

FROM \_\_\_\_\_

TO \_\_\_\_\_

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 2, Section 4, of the Real Estate Transfer Tax Act.

Said this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

*James R. Gallagher*  
Notary Public

STATE OF ILLINOIS }  
County of COOK } ss

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that

JORGE JUAREZ & ANA JUAREZ

personally known to me to be the same person whose name subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that ~~THEY~~ **THEY** free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

*James R. Gallagher*  
Notary Public

My commission expires \_\_\_\_\_, 1993.

IMPRESSION

SEAL

HERE

OFFICIAL SEAL  
JAMES R. GALLAGHER  
Notary Public, State of Illinois  
My Commission Expires 9/8/96

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Jan 21, 1993

Signature: Justino Balbuena  
Grantor or Agent

Subscribed and sworn to before me by the said JUSTINO BALBUENA this 21st day of January, 1993.  
Notary Public James R. Gallagher

OFFICIAL SEAL  
JAMES R. GALLAGHER  
Notary Public, State of Illinois  
My Commission Expires 9/8/96

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Jan 21, 1993

Signature: Justino Balbuena  
Grantee or Agent

Subscribed and sworn to before me by the said JUSTINO BALBUENA this 21st day of January, 1993.  
Notary Public James R. Gallagher

OFFICIAL SEAL  
JAMES R. GALLAGHER  
Notary Public, State of Illinois  
My Commission Expires 9/8/96

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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