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20200119521



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/30/20 AT 08:00AM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	31.00



LEADSHEET



202001300120029

00017814117



010481583

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document
and Tax Statement To:
Leticia Chamorro
15743 Sorbonne Street
Los Angeles, CA 91342

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 122030019

APN/Parcel ID(s): 2603-019-014

GRANT DEED

The undersigned grantor(s) declare(s)

- ☒ This transfer is exempt from the documentary transfer tax.
"This is a bonafide gift and the grantor received nothing in return, R & T 11911."
☐ The documentary transfer tax is \$ 0 and is computed on:
☐ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ the City of Los Angeles.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Leticia Chamorro, a Widow, and
Danny Chamorro, an Unmarried Man, as Joint Tenants.,

hereby **GRANT(S)** to Leticia Chamorro, a widow,

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

IF EXEMPT FROM \$75 ADDTL FEE, DOCUMENT MUST INDICATE WHY - INCLUDE ONE OF THE FOLLOWING
STATEMENTS - DELETE ALL THAT DO NOT APPLY -

EXEMPT FROM FEE PER GC 27388.1(A)(2); RECORDED CONCURRENTLY IN CONNECTION WITH A
TRANSFER OF REAL PROPERTY THAT IS A RESIDENTIAL DWELLING TO AN OWNER-OCCUPIER.

EXEMPT FROM FEE PER GC 27388.1(A)(1); FEE CAP OF \$225 REACHED

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 2603-019-014

Dated: January 23, 2020

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Leticia Chamorro
Leticia Chamorro

Danny Chamorro
Danny Chamorro

A notary public or other officer completing this certificate verifies, only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____

County of _____

On _____ before me, _____, Notary Public,
(here, insert name and title of the officer)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Los Angeles

s.s.

On January 24, 2020

before me,

Genna M. Walsh, Notary Public

Name of Notary Public, Title

personally appeared

Leticia Chamorro

Name of Signer (1)

Danny Chamorro

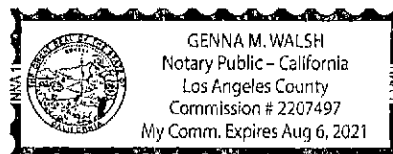
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other:

representing:

Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of Identification
- ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer
- ☐ Signer(s) Thumbprints(s)

☐

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 2603-019-014

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 14 OF TRACT NO. 29320, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 788 PAGES 38 AND 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.