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Quit Claim Deed Statutory (Illinois)

Doc#: 1604715044 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/16/2016 01:46 PM Pg: 1 of 5

The GRANTOR, JUAN DIAZ, an unmarried man,

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), in hand paid, CONVEY and QUIT CLAIM to

JUAN DIAZ, as Trustee of the JUAN DIAZ Declaration of Trust dated March 26, 2015,

all his interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

Exempt under provisions of Paragraph E
Section 4, of the Real Estate Transfer Tax Act.


3-26-15 F. Khan ATTY
Date Attorney Representative

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) E of Section 200.1-2B6 of said Ordinance.

3-26-15 F. Khan ATTY
Date Buyer, Seller or Representative



SUBJECT TO: General real estate taxes for 2014 and thereafter.

THIS IS NOT THE HOMESTEAD PROPERTY OF GRANTOR.

REAL ESTATE TRANSFER TAX	12-Feb-2016
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

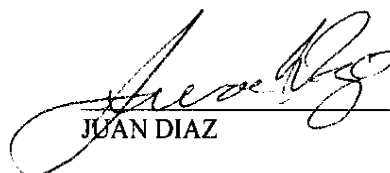
13-36-302-031-0000 | 20160201668933 | 0-901-313-088

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	16-Feb-2016
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

13-36-302-031-0000 | 20160201668933 | 1-489-791-552

Dated this 26 day of March, 2015.


JUAN DIAZ

CCRD REVIEWER 

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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JUAN DIAZ, an unmarried man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and seal, this 26th day of March, 2015.

Commission expires: 8-18

[Signature]
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago, Chicago, Illinois 60622



Mail to:

Law Offices of Kulas & Kulas, P.C.
2329 W. Chicago Ave.
Chicago, IL 60622

Send subsequent tax bills to:

Juan Diaz, Trustee
3220 W. Cortez
Chicago, IL 60651


Property of Cook County Clerk's Office

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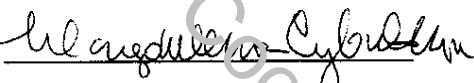
STATEMENT BY GRANTOR AND GRANTEE

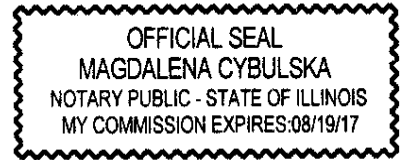
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 3-26-15

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 26th day of March, 2015.

Notary Public 

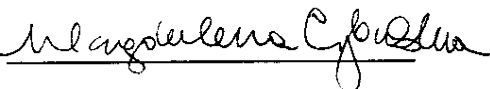


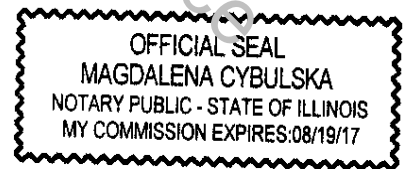
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 3-26-15

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 26th day of March, 2015.

Notary Public 



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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LEGAL DESCRIPTION

Parcel 1:

LOTS 9 AND 10 IN THE NORTH 48TH AVENUE ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-04-217-039-0000; 16-04-217-040-0000
Address of Real Estate: 1300-04 N. Cicero Avenue, Chicago, Illinois 60651

Parcel 2:

LOTS 27, 28, 29 AND THE SOUTH ½ OF LOT 30 IN BLOCK 8 IN JOHN F. THOMPSON'S ARMITAGE AVENUE SUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-34-123-004-0000; 13-34-123-005-0000;
13-34-123-006-0000; 13-34-123-007-0000
Address of Real Estate: 2045-51 N. Cicero Avenue, Chicago, Illinois 60639

Parcel 3:

LOTS 34 AND 35 IN BLOCK 4 IN THE SUBDIVISION OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-03-235-028-0000
Address of Real Estate: 4032 W. Division Street, Chicago, Illinois 60651

Parcel 4:

LOT 12, 13, 14, 15, AND 16 IN BLOCK 13 IN SUBDIVISION OF BLOCK 13 AND 14 IN W. AND R. O'BRIEN SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE 5 ACRES IN THE SOUTHWEST CORNER THEREOF AND RAILROAD), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-34-312-010-0000; 13-34-312-011-0000;
13-34-312-012-0000; 13-34-312-013-0000;
13-34-312-014-0000
Address of Real Estate: 1759, 1755, 1753, 1751, 1749 N. Cicero Avenue Chicago, Illinois 60639

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Parcel 5:

LOT 8 IN BLOCK 2 IN HURTT, DOUGLAS AND TROWBRIDGE'S SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 36 ACRES OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-36-302-031-0000
Address of Real Estate: 1940 N. Whipple, Chicago, Illinois 60647

Parcel 6:

LOTS 10 AND 11 IN BLOCK 1 IN MCAULEY AND ELLIOT RUTHERFORD SUBDIVISION OF LOT 3 OF THE COUNTY CLERKS DIVISION OF THE EAST ¾ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 13-33-230-034-0000
Address of Real Estate: 4822-24 W. Armitage/2009-11 N. LaCrosse
Chicago, Illinois 60639

Parcel 7:

LOT 1, 2 AND 3 IN BLOCK 1 IN JENNING'S SUBDIVISION OF LOT 2 IN COUNTY CLERK'S SUBDIVISION OF THE EAST ¾ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-33-214-021-0000; 13-33-214-022-0000;
13-33-214-023-0000
Address of Real Estate: 2252-58 N. Cicero Ave., Chicago, Illinois 60639