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1903745020

Doc# 1903745020 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2019 11:20 AM PG: 1 OF 5

**PREPARED BY AND
MAIL TAX STATEMENTS TO**

Armando Ramirez-Garcia, and Marilin Torres
2738 N Mont Clare Avenue
Chicago, IL 60707

AFTER RECORDING MAIL TO:

Armando Ramirez-Garcia and Marilin Torres
2738 N Mont Clare Avenue
Chicago, IL 60707

QUITCLAIM DEED

The GRANTOR, **ARMANDO RAMIREZ-GARCIA, JR. A/K/A ARMANDO RAMIREZ-GARCIA, A MARRIED MAN AND IRMA Y. RAMIREZ A SINGLE WOMAN**, of 2738 N Mont Clare Avenue, Chicago, IL 60707, for and in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, CONVEYS and QUITCLAIMS to GRANTEE, **ARMANDO RAMIREZ-GARCIA AND MARILIN TORRES, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, of 2738 N Mont Clare Avenue, Chicago, IL 60707 the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT EIGHT (8) AND NINE (9) IN BLOCK ONE (1) IN V.M. WILLIAMS DIVERSEY AVENUE SUBDIVISION OF THE THREE QUARTERS (N.3/4) OF THE WEST HALF (W.1/2) OF THE WEST HALF (W.1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION THIRTY (30), TOWN FORTY (40) NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SY
R566
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SC
INT

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PARCEL ID: 13-30-301-026

THIS BEING THE SAME PROPERTY CONVEYED TO ARMANDO RAMIREZ-GARCIA, JR. A MARRIED MAN AND IRMA Y. RAMIREZ A SINGLE WOMAN FROM CAROL J. YOUNGREN TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED FEBRUARY 3, 1995, IN A DEED DATED MAY 09, 2012, AND RECORDED MAY 16, 2012, IN DEED INSTRUMENT NUMBER 1213712045



Commonly known as: 2738 N Mont Clare Avenue, Chicago, IL 60707

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

REAL ESTATE TRANSFER TAX		06-Feb-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-30-301-026-0000 | 20190201693473 | 2-122-297-760

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

REAL ESTATE TRANSFER TAX		06-Feb-2019
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

13-30-301-026-0000 | 20190201693473 | 1-210-648-192

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In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 23 day of JANUARY, 2019.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, PROPERTY TAX CODE.

Armando Ramirez-Garcia
ARMANDO RAMIREZ-GARCIA

Affix Transfer Tax Stamp Or Exempt under provisions of Paragraph <u>E</u> , Section 31-45, Property Tax Code (35 ILCS 200/31-45)	
<u>2-5-18</u> Date	<u><i>[Signature]</i></u> Buyer, Seller, or Representative

STATE OF ILLINOIS
COUNTY OF COOK

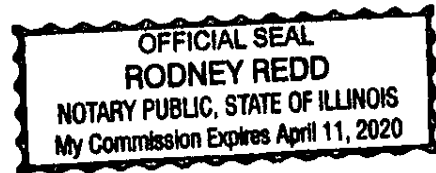
I, the undersigned, a Notary Public of the County and State aforesaid, CERTIFY that ARMANDO RAMIREZ-GARCIA, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she/he/they signed and delivered the instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this 23 day of JANUARY, 2019.

[Signature]

(Notarial Seal)

SIGNATURE OF NOTARY
MY COMMISSION EXPIRES ON: 4-11-20
MY COMMISSION NUMBER: 765443



In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 23 day of JANUARY, 2019.

UNOFFICIAL COPY

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45,
PROPERTY TAX CODE.

Irma Y. Ramirez
IRMA Y. RAMIREZ

Affix Transfer Tax Stamp	
Or	
Exempt under provisions of Paragraph <u>E</u> , Section 31-45, Property Tax Code (35 ILCS 200/31-45)	
Date	Buyer, Seller, or Representative

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public of the County and State aforesaid, CERTIFY that IRMA Y. RAMIREZ, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she/he/they signed and delivered the instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this 23 day of JANUARY, 2019.

Rodney Redd
SIGNATURE OF NOTARY
MY COMMISSION EXPIRES ON: 4-11-20
MY COMMISSION NUMBER: 765443

(Notarial Seal)



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STATEMENT OF GRANTOR/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 2-6, 19 Signature: _____
Grantor or Agent

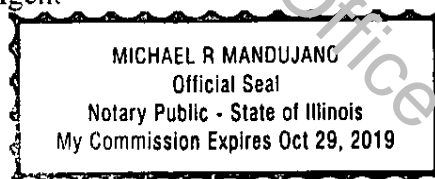
Subscribed and sworn to before me by the said Grantor this 6th day of February, 2019.
Notary Public _____



The grantee 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 2-6, 19 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 6th day of February, 2019.
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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.