

# UNOFFICIAL COPY



\*1922117159\*

Doc# 1922117159 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/09/2019 04:31 PM PG: 1 OF 3

## QUITCLAIM DEED

**THE GRANTOR, Oscar J. Ruiz**, for the consideration of Ten and 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEYS to the

**GRANTEES, Oscar J. Ruiz and Regina Joshi** all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**LOTS 22 AND 23 IN BLOCK 5 ADAM SMITH'S SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH WEST QUARTER AND THE SOUTH WEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Commonly Known As:**  
3041-3043 West 36<sup>th</sup> Street  
Chicago, IL 60632

**Permanent Index Number(s): 16-36-306-012-0000**


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This property is not marital property.

This transfer is exempt under provisions of Par. E, Section 31-45 Property Tax Code (35 ILCS, Par. 200/31-45).

DATED this 30<sup>th</sup> day of July, 2019



 (SEAL)  
Oscar J. Ruiz

Handwritten notes and signatures on the right side of the page, including a large 'X' and the name 'Gm'.

REAL ESTATE TRANSFER TAX		09-Aug-2019
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

16-36-306-012-0000 | 20190801654003 | 2-044-886-112

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

REAL ESTATE TRANSFER TAX		09-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

16-36-306-012-0000 | 20190801654003 | 0-232-995-936

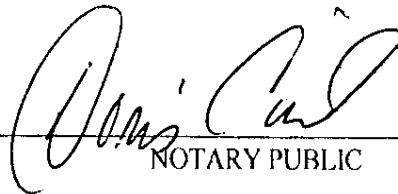
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State of Illinois )  
 ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Oscar J. Ruiz**, 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 acknowledged that he signed, sealed 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 the right of homestead.

Given under my hand and official seal, this 30<sup>th</sup> day of July, 2019.

My Commission expires 06-12 20 20

  
NOTARY PUBLIC



This Deed was prepared by: John R. McCulloh, Esq.  
Martin & McCulloh, P.C.  
3840 S. Harlem Ave., Suite D  
Lyons, IL 60534  
Tel: (708) 849-9500  
Fax: (708) 849-9504  
Email: johnmccullohlaw@gmail.com

**SEND SUBSEQUENT TAX BILLS TO:**

Mr. Oscar J. Ruiz  
3041 West 36<sup>th</sup> Street  
Chicago, IL 60632

Property of Cook County Clerk's Office

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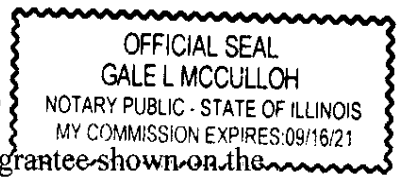
## STATEMENT BY GRANTOR AND GRANTEE

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: 8/3/19 Signature: [Signature]  
Grantor/Agent

Subscribed and sworn to before me by the said Grantor this 3rd day of August, 2019.

Notary Public Gale L McCulloh

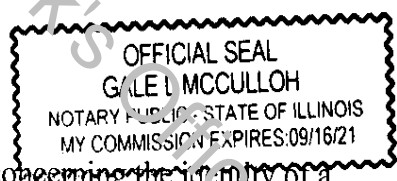


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 8/3/19 Signature: [Signature]  
Grantee/Agent

Subscribed and sworn to before me by the said Grantee this 3rd day of August, 2019.

Notary Public Gale L McCulloh



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.)