

UNOFFICIAL COPY

Doc#: 1929734054 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/24/2019 10:29 AM Pg: 1 of 4

Dec ID 20191001622467
ST/CO Stamp 1-625-661-024

QUITCLAIM DEED

1904675 IL/RTC

GRANTOR, ORO INVESTORS LLC, an Illinois limited liability company (herein, "Grantor"), whose address is 18054 Chicago Avenue, Lansing, IL 60438, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, OMAR RUIZ-OLIVER, an unmarried man (herein, "Grantee"), whose address is 18054 Chicago Avenue, Lansing, IL 60438, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 18054 Chicago Avenue, Lansing, IL 60438

Permanent Index Number: 30-31-217-042-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 17 day of OCTOBER, 2019.

GRANTOR

Oro Investors LLC, an Illinois limited liability company

By: 
Printed Name: Omar Ruiz-Oliver
Title: OWNER

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

When recorded return to:
OMAR RUIZ-OLIVER
18054 CHICAGO AVENUE
LANSING, IL 60438

Send subsequent tax bills to:
OMAR RUIZ-OLIVER
18054 CHICAGO AVENUE
LANSING, IL 60438

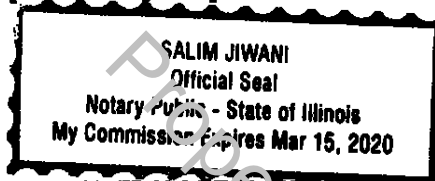
This instrument prepared by:
LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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STATE OF Illinois
COUNTY OF COOK

This instrument was acknowledged before me on October 17, 2019, by Omar Ruiz-Oliver, as OWNER of Oro Investors LLC, an Illinois limited liability company.

[Affix Notary Seal] Notary signature: [Signature]
Printed name: SALIM JIWANI
My commission expires: 3/15/2020



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature] of Cook County Clerk's Office
Signature of Buyer/Seller/Representative Date 10-17-2019

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EXHIBIT A

[Legal Description]

LOT 17 (EXCEPT THE SOUTH 13 1/2 FEET THEREOF) AND ALL OF LOT 18 IN BLOCK 1 IN LANSING MEADOWS, BEING A SUBDIVISION (EXCEPT THE SOUTH 264 FEET OF THE WEST 645 FEET AND EXCEPT THE SOUTH 125 FEET OF THE EAST 83 FEET) OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 10-17-2019

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said PRO INVESTORS LLC by OMAR RUPZ OLVER this 17 day of OCTOBER, 2019.

Notary Public [Signature]



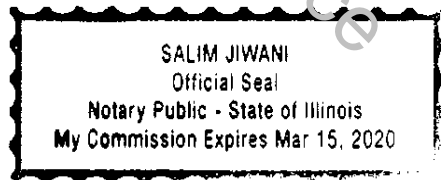
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 10-17-2019

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said OMAR RUPZ OLVER this 17 day of OCTOBER, 2019.

Notary Public [Signature]



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 Act.)