



Doc# 2001441169 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/14/2020 02:38 PM PG: 1 OF 8

QUITCLAIM DEED
(Individual to Individual)

After Recording:
Mail & Send Tax Bills To:

Jennifer Lynn Keating
Ricardo Aldaco
315 Blackstone Avenue
Willow Springs, IL 60480

THE GRANTOR(S), Jennifer L. Aldaco a/k/a Jennifer Keating n/k/a Jennifer Lynn Keating, married to Ricardo Aldaco, Patricia A. Ramirez a/k/a Patricia Keating-Ramirez, a married woman, and Michele D. Ward a/k/a Michele Ward, a married woman, of Willow Springs, Illinois, and, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and QUITCLAIMS(S) to:

A/K/A Jennifer L. Aldaco

Jennifer Lynn Keating and Ricardo Aldaco, Wife and Husband, 315 Blackstone Avenue, Willow Springs, Illinois, as Tenants by the Entirety, the following described Real Estate, to wit:

See Legal Description set forth in "Exhibit A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *This is not homestead property as to Patricia A. Ramirez and Michele D. Ward.*

SUBJECT TO: real estate taxes not yet due and payable at the time of closing and subsequent years; covenants, conditions, restrictions and easements of record; and, special assessments for improvements not completed.

TO HAVE AND TO HOLD the above granted premises unto the Grantees forever, not as tenants in common, not as joint tenants, but as Tenants by the Entirety.

Permanent Real Estate Index Number(s): 18-34-107-023-0000
Address(es) of Real Estate: 315 Blackstone Avenue, Willow Springs, IL 60480

DATED this 26 day of December, 2019

Jennifer Lynn Keating
Jennifer Lynn Keating
f/k/a Jennifer L. Aldaco and Jennifer Keating

Patricia A. Ramirez
Patricia A. Ramirez
a/k/a Patricia Keating-Ramirez

Michele D. Ward aka Michele Ward
Michele D. Ward a/k/a Michele Ward

Ricardo Aldaco
Ricardo Aldaco, waiving homestead

S ✓
P ✓
S ✓
M ✓
SC ✓
E ✓
INT ✓



196 81266-JR

UNOFFICIAL COPY

Exhibit "A"

LOT 16 (EXCEPT THE WESTERLY 34 FEET MEASURED ALONG THE NORTHERLY LINE OF SAID LOT) IN BLOCK 4 IN DINEFF'S FOREST VIEW, BEING A SUBDIVISION OF ALL THAT PART OF THE WEST 1/2 OF SECTION 27, LYING SOUTHEASTERLY OF THE CHICAGO AND ALTON RAILROAD AND WESTERLY OF LAGRANGE ROAD, TOGETHER WITH ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 34, AND ALL OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 33, ALL IN TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THOSE PORTIONS THEREOF TAKEN FOR HIGHWAY PURPOSES) AS DESCRIBED IN TRUST AGREEMENT DATED FEBRUARY 27, 1946, AND KNOWN AS TRUST NUMBER 1, AND RECORDED IN THE TORRENS OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NUMBER 1089545, IN VOLUME 885-13, PAGE 216, IN COOK COUNTY, ILLINOIS, ON MARCH 19, 1946, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		14-Jan-2020
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
18-34-107-023-0000 20200101684640 0-043-787-104		

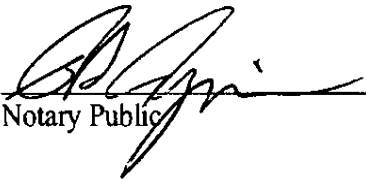
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, PETER G. COZZONI, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Lynn Keating, f/k/a Jennifer L. Aldaco and Jennifer Keating, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and wavier of the right of homestead.

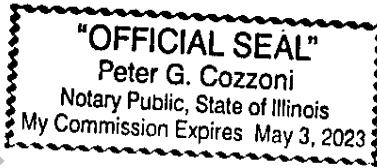
Given under my hand and official seal, this 27 day of DECEMBER, 2019

(Impress Seal Here)



Notary Public

Commission expires: 05/03/2023



Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, PETER G. COZZONI, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ricardo Aldaco, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and wavier of the right of homestead.

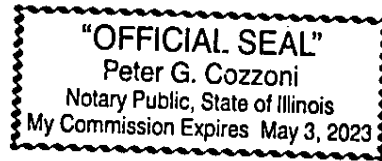
Given under my hand and official seal, this 27 day of DECEMBER, 2019

(Impress Seal Here)



Notary Public

Commission expires: 05/03/2023



Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

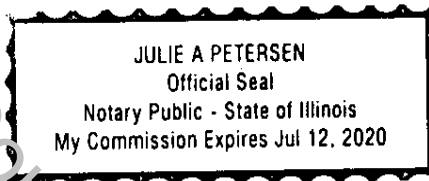
I, Julie A. Petersen, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia A. Ramirez a/k/a Patricia Keating-Ramirez, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and wavier of the right of homestead.

Given under my hand and official seal, this 26TH day of December, 2019

(Impress Seal Here)

Julie A. Petersen
Notary Public

Commission expires: 7/12/2020



Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Julie A. Petersen, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Michele D. Ward a/k/a Michele Ward, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and wavier of the right of homestead.

Given under my hand and official seal, this 26TH day of December, 2019

(Impress Seal Here)

Julie A. Petersen
Notary Public

Commission expires: 7/12/2020



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

dh
Buyer/Seller/Representative

Date: 12/26/19

This instrument was prepared by: .

Nicholas S. Rantis
8374 Market Street, #223
Lakewood Ranch, FL 34202

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12/26/2019

SIGNATURE: Patricia A. Keating-Ramirez
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

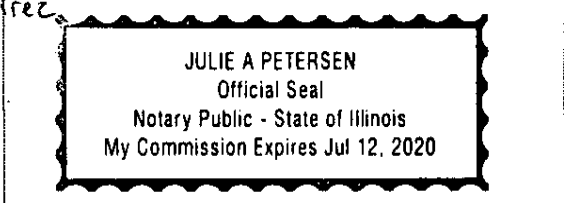
Julie A. Petersen

By the said (Name of Grantor): Patricia A. Keating
AKA Patricia Keating-Ramirez

On this date of: 12/26/2019

NOTARY SIGNATURE: Julie A. Petersen

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12/27/2019

SIGNATURE: Jennifer Lynn Keating
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

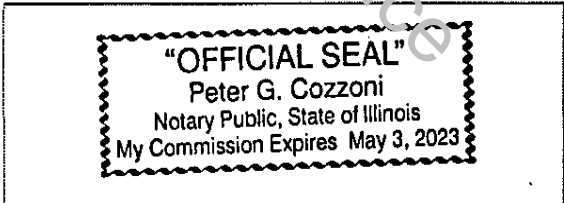
Peter G. Cozzoni

By the said (Name of Grantee): JENNIFER LYNN KEATING
RICARDO ALDAGO

On this date of: 12/27/2019

NOTARY SIGNATURE: P. Cozzoni

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 26 2019

SIGNATURE: Michele D. Ward
AKA Michele Ward
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

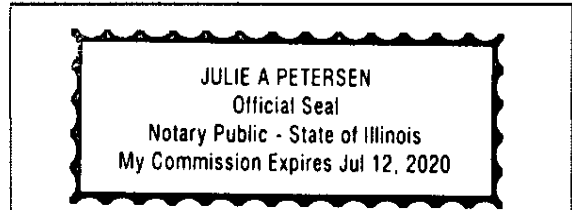
Julie A. Petersen

By the said (Name of Grantor): Michele D Ward
AKA Michele Ward

On this date of: 12 26 2019

NOTARY SIGNATURE: Julie A. Petersen

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 27 2019

SIGNATURE: Jennifer Lynn Hes
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:
JEANNE LYNN KEATINGE

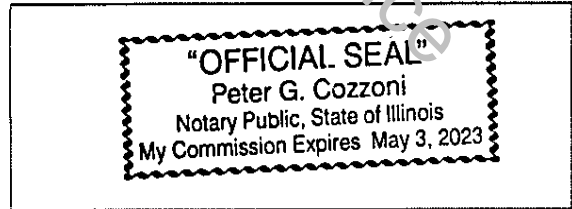
Peter G. Cozzoni

By the said (Name of Grantee): RICHARD ALDADO

On this date of: 12 27 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)