

# UNOFFICIAL COPY

## QUIT CLAIM DEED ILLINOIS STATUTORY Individual to LLC

Prepared by and Mail to:  
Bell Law  
2015 W. Fullerton Avenue  
Chicago, IL 60647

Tax bills to:  
Robinson Aguilar  
3108 North Keating Avenue  
Chicago, IL 60641

Doc#. 2017607217 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/24/2020 11:04 AM Pg: 1 of 3

Dec ID 20200501682511

City Stamp 0-225-307-872

THE GRANTORS, HERNAN C. AGUILAR married to JULIA AGUILAR, and ROBINSON H. AGUILAR, a single person, of Chicago, Illinois for and in consideration of Ten and 00/100 Dollars, in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEE, JAMA LEGACY, LLC 4449 KILDARE, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

This property is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. e and Cook County Ord. 93-O-27 par. E

### SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the current year and subsequent; and

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-15-225-015-0000  
Address(es) of Real Estate: 4449 N. Kildare Ave., Chicago, IL 60630

Dated this 27<sup>th</sup> day of March, 20 20.

Hernan Aguilar  
HERNAN C. AGUILAR

Julia Aguilar  
JULIA AGUILAR

Robinson H. Aguilar  
ROBINSON H. AGUILAR

State of Illinois )  
                                  ) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY HERNAN C. AGUILAR, JULIA AGUILAR, and ROBINSON H. AGUILAR personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 27<sup>th</sup> day of March, 20 20.

Stephanie A. Wolfson

(Notary Public) Commission Expires




# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

LOT 31 IN BLOCK 30 IN JOHN MILLER'S IRVING PARK ADDITION SAID ADDITION BEING A SUBDIVISION OF LOTS 2 TO 6, INCLUSIVE AND PART OF LOT 21 IN FITCH AND HECOX SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-15-225-015-0000

Commonly known as: 4449 N. Kildare Ave., Chicago, IL 60630

REAL ESTATE TRANSFER TAX		22-May-2020
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

13-15-225-015-0000 | 20200501682511 | 0-225-307-872

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

# UNOFFICIAL COPY

## 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.

Date: March 27, 2020

Signature: \_\_\_\_\_

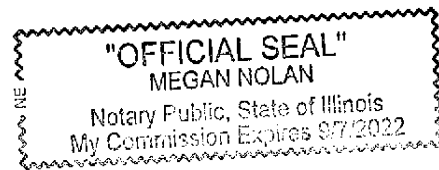
[Signature]  
Grantor or Agent

### SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID Grantor Hernan Aguilar  
THIS 27 DAY OF March,  
20 20

NOTARY PUBLIC

Megan Nolan



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 title to real estate under the laws of the State of Illinois.

Date: March 27, 2020

Signature: \_\_\_\_\_

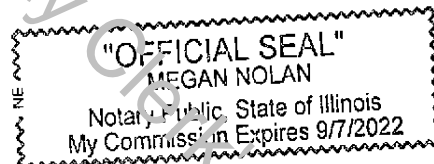
[Signature]  
Grantee or Agent

### SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID Grantee Jama Legacy LLC 4449 Kildare  
THIS 27 DAY OF March,  
20 20

NOTARY PUBLIC

Megan Nolan



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 a Class A misdemeanor for subsequent offenses.