

# UNOFFICIAL COPY

PT 20-65714W(12)  
- QUIT-CLAIM DEED -

MAIL TO:

Regina Joshi and Noe Hernandez  
3041 W 36th St., Chicago, IL 60632

Doc#: 2104712015 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/16/2021 07:17 AM Pg: 1 of 5

Dec ID 20201201691329  
ST/CO Stamp 0-621-236-192  
City Stamp 1-844-260-832

THE GRANTOR, Oscar J. Ruiz, a married person and Regina Joshi, a married person of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid.

**\*\*FOR RECORDER'S USE ONLY\*\***

CONVEYS and QUIT CLAIMS to Regina Joshi and Noe Hernandez, wife and husband, as Tenants by the Entirety 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 ; ADAM SMITH'S SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH WEST QUARTER AND THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-36-306-012-0000 AND 16-36-306-011-0000

COMMONLY KNOWN AS: 3041 W 36th St., Chicago, IL 60632

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions, and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

DATED this 27<sup>th</sup> day of November, 2020

  
\_\_\_\_\_  
Oscar J. Ruiz  
  
\_\_\_\_\_  
Regina Joshi

Grantee/Taxpayer: Regina Joshi and Noe Hernandez: 3041 W 36th St., Chicago, IL 60632  
Preparer: Lauren LoMonaco, 1580 S. Milwaukee Ave., S-603, Libertyville, IL, 60048

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STATE OF Illinois )  
 )  
 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 and Regina Joshi, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 27<sup>th</sup> day of November, 2020.

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public



State of Illinois  
 DEPARTMENT OF REVENUE  
**STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT**  
 I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.


\_\_\_\_\_  
 Signature of Buyer-Seller or their Representative

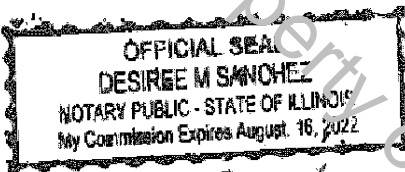
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**State of Illinois**  
**DEPARTMENT OF REVENUE**  
**STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT**

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Dated this 27 day of NOV, 2020.

  
\_\_\_\_\_  
Signature of Buyer-Seller or their Representative



*Desiree Sanchez*  
Given under my hand and notarial seal this 27<sup>th</sup> day  
of November 2020.

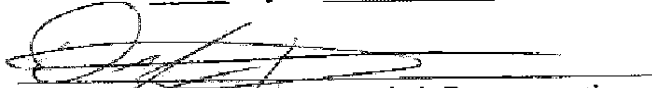
Property of Cook County Clerk's Office

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Signature of Buyer-Seller or their Representative

Property of Cook County Clerk's Office



*Desiree Sanchez*

Given under my hand and notarial seal this 27<sup>th</sup> day of November 2020.

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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 of 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 he laws of the State of Illinois.

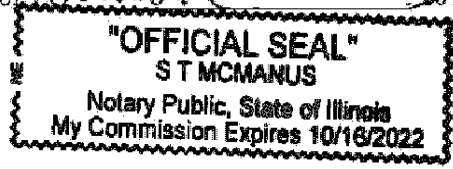
Dated: 11-27-2020

[Signature]  
Grantor or Agent

Grantor or Agent

Subscribed and sworn to before me this 27TH day of November ~~2015~~ <sup>2020</sup>

[Signature]  
Notary Public



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 of 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 he laws of the State of Illinois.

Dated: 11-27-2020

[Signature]  
Grantee or Agent

Grantee or Agent

Subscribed and sworn to before me this 27TH day of November ~~2015~~ <sup>2020</sup>

[Signature]  
Notary Public



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.