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QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2104812137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2021 08:48 AM Pg: 1 of 4

PREPARED BY:

Vladimir A Uman
Attorney at Law
3948 W. 26th Street
Suite 113
Chicago, IL 60623

Dec ID 20210101622147

City Stamp 1-947-075-600

MAIL RECORDED DEED TO:

Rafael Avila and Gustavo Ruiz
4310 S. Karlov Ave
Chicago, IL 60632

MAIL TAX BILL TO:

Rafael Avila and Gustavo Ruiz
4310 S. Karlov Ave
Chicago, IL 60632

THE GRANTOR RAFAEL AVILA, an unmarried man of Chicago, Cook County, Illinois, for and in consideration of \$10 and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to THE GRANTEES, RAFAEL AVILA, and unmarried man of Chicago, Cook County, Illinois, and GUSTAVO RUIZ, a married man of Chicago, Cook County, Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 22 (EXCEPT THE NORTH 90 FEET THEREOF) IN FREDERICK H. BARTLETT'S 47TH STREET SUBDIVISION OF LOT "C" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF SECTION 3 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 19-03-403-023-0000
Address of Real Estate: 4310 S Karlov Ave Chicago, IL 60632

To have and to hold as tenants by the entirety

THIS IS NOT A HOMESTEAD PROPERTY.

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Dated this 14 day of November, 2020.

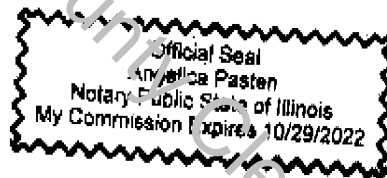
Rafael Avila
RAFAEL AVILA

STATE OF ILLINOIS , COUNTY OF COOK ss.

I, undersigned, a Notary Public in and for said County, in the State aforesaid, RAFAEL AVILA, 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 14th day of November, 2020.

Angela Pasten
Notary Public.



County of Cook Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX

26-Jan-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-03-403-023-0005 | 20210101622147 | 1-947-075-600

* Total does not include any applicable penalty or interest due

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 November 14, 2020

Signature: Rafael Avila
Grantor or Agent

Subscribed and sworn to before me
By the said Rafael Avila
This 14 day of November, 2020
Notary Public Angelica Pasten



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 November 14, 2020

Signature: Gustavo Ruiz
Grantee or Agent

Subscribed and sworn to before me
By the said Gustavo Ruiz
This 14 day of November, 2020
Notary Public Angelica Pasten



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)