

# UNOFFICIAL COPY

## Quit Claim Deed ILLINOIS STATUTORY

### FUTURE TAXES TO:

5024 S KOLIN AVE, LLC  
4747 S. Kolin Avenue  
Chicago, Illinois 60632

### RETURN THIS DOCUMENT

#### TO:

5024 S KOLIN AVE, LLC  
4747 S. Kolin Avenue  
Chicago, Illinois 60632

### THE GRANTOR (S)

**Anastacio Ruiz-Castillo and Guillermina Ruiz, a married couple**, of Cook County of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to **5024 S Kolin Ave, LLC, a Limited Liability Company**, of the County of Cook, of the State of Illinois, all interest in the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

SEE ATTACHED EXHIBIT A

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

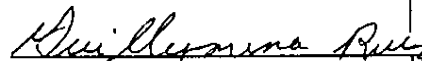
TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever as, **Fee Simple- Tenancy by the Severalty**.

Permanent Index Number(s): 19-10-224-034-0000

Property Address: 5024 S Kolin Ave, Chicago, IL 60632

Dated this 12<sup>th</sup> day of March 2021.

 (SEAL)  
Anastacio Ruiz-Castillo

 (SEAL)  
Guillermina Ruiz



Doc# 2108104057 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/22/2021 02:12 PM PG: 1 OF 4

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

REAL ESTATE TRANSFER TAX

22-Mar-2021

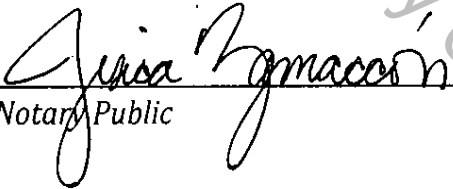


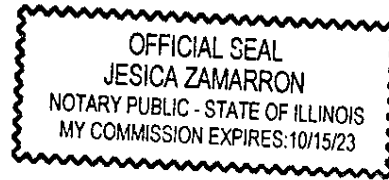
COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00


19-10-224-034-0000 | 20210301672750 | 1-345-024-528

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Anastacio Ruiz-Castillo and Guillermina Ruiz**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO  
Before me this 12<sup>th</sup> day of March 2021.

  
Notary Public



REAL ESTATE TRANSFER TAX	22-Mar-2021
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

19-10-224-034-0000 | 20210301672750 | 0-449-770-000

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

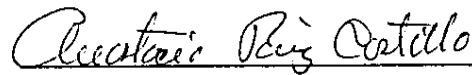
If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

David Koch  
Koch & Associates, P.C  
5947 West 35<sup>th</sup> Street  
Cicero, IL 60804

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 4,  
REAL ESTATE TRANSFER ACT

DATE: 03-12-2021



Signature of Buyer, Seller, or Representative

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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## EXHIBIT A

**ADDRESS OF REAL ESTATE:** 5024 S. Kolin Avenue, Chicago, Illinois 60632

**PERMANENT REAL ESTATE IDENTIFICATION NUMBER:** 19-10-224-034-0000

**COUNTY:** COOK

**LEGAL DESCRIPTION:**

LOT 9 IN BLOCK 4 IN ARCHER HIGHLANDS ADDITION, BEING A SUBDIVISION OF THE WEST  $\frac{1}{4}$  OF THE WEST  $\frac{1}{2}$  OF THE NORTH EAST  $\frac{1}{4}$  OF SECTION 10, ALSO OF THE EAST  $\frac{1}{4}$  (EXCEPT THE RAILROAD RIGHT-OF-WAY) OF THE EAST  $\frac{1}{2}$  OF THE SOUTH WEST  $\frac{1}{4}$  OF SECTION 10, ALL IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 3 | 12 | 2021

SIGNATURE: Anastacio Ruiz Cortallo  
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:

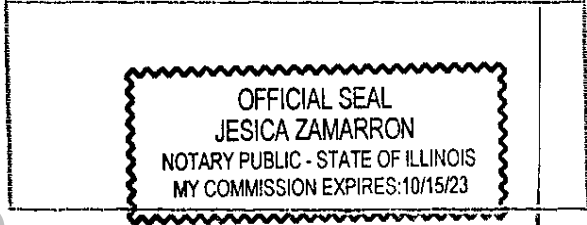
Jesica Zamarron

By the said (Name of Grantor): Anastacio Ruiz

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 12 | 2021

NOTARY SIGNATURE: Jesica Zamarron



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

DATED: 3 | 12 | 2021

SIGNATURE: Guillermina Ruiz  
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:

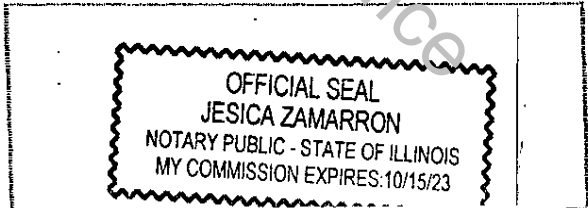
Jesica Zamarron

By the said (Name of Grantee): Guillermina Ruiz

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 12 | 2021

NOTARY SIGNATURE: Jesica Zamarron



### 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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)