



2108357015

This Document Prepared By:
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LAGEOTAKES LAW FIRM
THOMAS LAGEOTAKES
1699 E WOODFIELD RD SUITE 400
SCHAUMBURG, IL 60173

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/24/2021 09:40 AM PG: 1 OF 4

Mail Tax Statements To:

Oscar E. Diaz Jr.
5844 W Henderson St
Chicago, IL 60634

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantor,

OSCAR E. DIAZ, a single man,

Whose mailing address is 5844 W Henderson St, Chicago, IL 60634;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and quitclaims to:

OSCAR E. DIAZ JR., as Trustee of THE DIAZ LIVING TRUST, U/A dated September 4, 2020,
the GRANTEE,

Whose mailing address is 5844 W Henderson St, Chicago, IL 60634;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 13-20-418-042-0000

Site Address: 5844 W Henderson St, Chicago, IL.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

REAL ESTATE TRANSFER TAX

24-Mar-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-20-418-042-0000 | 20201101669144 | 1-048-418-832

REAL ESTATE TRANSFER TAX

24-Mar-2021



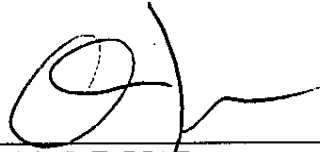
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-20-418-042-0000 | 20201101669144 | 1-392-742-928

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

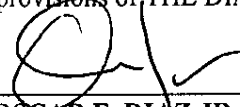
UNOFFICIAL COPY

Dated this 4th day of September, 2020.



OSCAR E. DIAZ


The foregoing transfer of title/conveyance is hereby accepted by OSCAR E. DIAZ JR., of 5844 W Henderson St, Chicago, IL 60634, as Trustee under the provisions of THE DIAZ LIVING TRUST.



OSCAR E. DIAZ JR.,
Trustee, as aforesaid

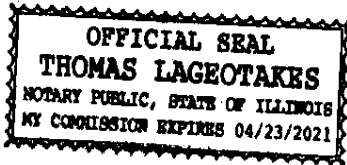
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)


The foregoing instrument was acknowledged before me on this September 4, 2020, by OSCAR E. DIAZ.



NOTARY PUBLIC

My commission expires: 4/23/21



"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act"	
9-4-2020	
Date	Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LOT 57 (EXCEPT THE EAST 60 FEET THEREOF) AND (EXCEPT THE EAST 1/2 OF THE WEST 1/2 OF LOT 57 THEREOF) IN ATKINSON'S SUBDIVISION OF LOTS 3,4 AND 5 IN VOSS' PARTITION OF 80 ACRES WEST OF AND ADJOINING THE EAST 40 ACRES OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOTS 1,2,3,9,10, AND 11 IN OWNER'S PARTITION OF LOTS 6,7,8,9 AND 10 OF VOSS' PARTITION AFORESAID, IN COOK COUNTY, ILLINOIS.

and more commonly known as 5844 W Henderson St, Chicago, IL 60634.

TAX PARCEL NUMBER: 13-20-418-042-0000


Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

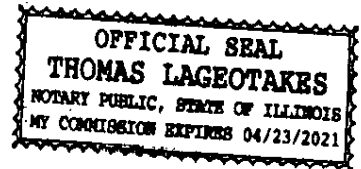
The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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.

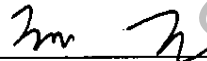
Dated this 4th day of September, 2020.



OSCAR E. DIAZ

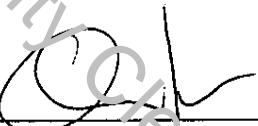
Subscribed and sworn to before me by the said Oscar E. Diaz, this 4 day of September, 2020.



Notary Public: 

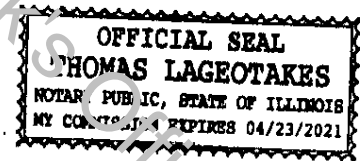
The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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 this 4th day of September, 2020.



OSCAR E. DIAZ JR.

Subscribed and sworn to before me by the said Oscar E. Diaz Jr., this 4 day of September, 2020.



Notary Public: 

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