

UNOFFICIAL COPY

Doc#: 2113339186 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/13/2021 11:36 AM Pg: 1 of 5

QUIT CLAIM DEED

Illinois Statutory

PREPARED BY:

MONSON ROSE LAW INC.
1527 WEATHERSTONE LANE
ELGIN, ILLINOIS 60123

MAIL TAX BILL TO:

Ramiro Alvarez Sr.
5152 S. Tripp Ave
Chicago, IL 60632

MAIL RECORDED DEED TO:

Ramiro Alvarez Sr.
5152 S. Tripp Ave
Chicago, IL 60632

Dec ID 20210501624676
ST/CO Stamp 1-014-616-336
City Stamp 1-173-631-248

THE GRANTOR(S). **Ramiro Alvarez Sr. married to Andrea Alvarez**, from 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, CONVEY(S) AND QUIT(S) CLAIM to **Ramiro Alvarez Sr. and Heron Alvarez**, all rights, title, and interest in the following described real estate situated in the County of Cook, State of Illinois. Legal Description as follows:

THE SOUTH 5 FEET OF LOT 21 AND ALL OF LOT 22 IN BELL'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN No.: 19-10-402-056-0000

Commonly Known As: 5152 S. Tripp Ave, Chicago, IL 60632

Subject to general taxes not due and payable, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.


Dated this 17 day of July, 2020.



Ramiro Alvarez Sr.



Andrea Alvarez



Heron Alvarez

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STATE OF IL)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Ramiro Alvarez Sr. and Andrea Alvarez and Heron Alvarez** personally known 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 17 day of JULY, 2020.



Melissa Munoz
Notary Public
My Commission Expires: Feb 06, 2024

EXEMPT under provisions of Paragraph E, Section 31-45, Property Tax Code.

Date: 07/17/2020

Ramiro Alvarez
Buyer, Seller or Representative

Cook County Clerk's Office

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Property of Cook County Clerk's Office





CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

19-10-402-056-0000 | 20210501624676 | 1-173-631-248

Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
19-10-402-056-0000	20210501624676	1-014-616-336	

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 7 | 17 | 20

SIGNATURE: Ramiro Alvarez SR
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:

MELISSA MUNOZ

By the said (Name of Grantor): Ramiro Alvarez

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 17 | 20

NOTARY SIGNATURE: Melissa Munoz



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

DATED: 7 | 17 | 20

SIGNATURE: Ramiro Alvarez
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:

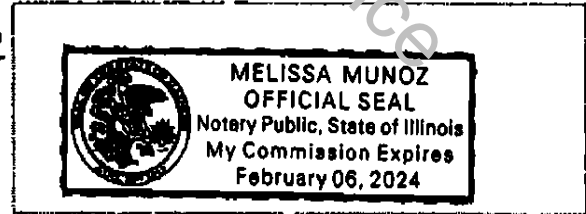
MELISSA MUNOZ

By the said (Name of Grantee): Ramiro Alvarez Sr.

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 17 | 20

NOTARY SIGNATURE: Melissa Munoz



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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)