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Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY JOINT TENANTS



2115422005I

Doc# 2115422005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/03/2021 09:24 AM PG: 1 OF 4

THE GRANTOR(S), Alma Ramos and Cristino Ramos, wife and husband of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Alma Ramos and Cristina Janeth Ramos Delgado and Gustavo Hernandez Gama (GRANTEE'S ADDRESS) 4921 W. Superior, Chicago, Illinois 60644 of the County of Cook, not as tenants in common, but as joint tenants, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 14 IN BLOCK 7 IN HULBERT'S SUBDIVISION OF LOTS 25 TO 32 IN BLOCK 6, LOTS 1 TO 24 IN BLOCK 7, LOTS 29 TO 40 IN BLOCK 8 IN GEORGE C. CAMPBELL'S SUBDIVISION OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 9, AND SOUTH 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: general taxes for the year 2020 and subsequent years, real estate taxes not due and payable at the time of closing. Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways as long as they do not interfere with the current use and enjoyment of the real estate.

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 said premises not as tenants in common, but as joint tenants.

Permanent Real Estate Index Number(s): 16-09-206-014-0000
Address(es) of Real Estate: 4921 W. Superior, Chicago, Illinois 60644

Dated this 14th day of MAY, 2021

AIMA RAMOS

Alma Ramos

Cristino Ramos

Cristino Ramos

REAL ESTATE TRANSFER TAX

03-Jun-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-09-206-014-0000

20210601653157 | 1-040-857-360

REAL ESTATE TRANSFER TAX

03-Jun-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

16-09-206-014-0000 | 20210601653157 | 0-092-387-600

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

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alma Ramos and Cristino Ramos,

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 14th day of MAY, 2021



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5 SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 05/14/2021

Cristino Ramos
Signature of Buyer, Seller or Representative

Prepared By: Victoria I. Perez, P.C.
Attorney at Law
4126 N.Lincoln Ave.
Chicago, Illinois 60618

Mail To:
Alma Ramos
4921 W. Superior
Chicago, Illinois 60644

Name & Address of Taxpayer:
Alma Ramos and Cristina Janeth Ramos Delgado and Gustavo Hernandez Gama
4921 W. Superior
Chicago, Illinois 60644

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STATEMENT BY GRANTOR AND GRANTEE

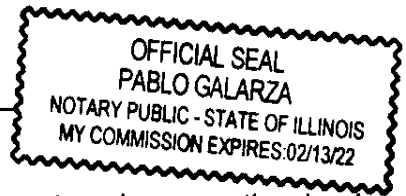
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 05/14/21

Signature Cristino Ramo
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID
THIS 14th DAY OF MAY,
2021.

NOTARY PUBLIC Pablo Galarza



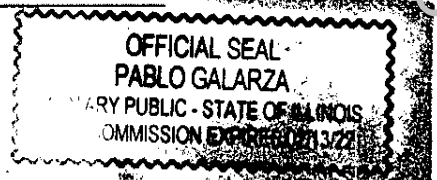
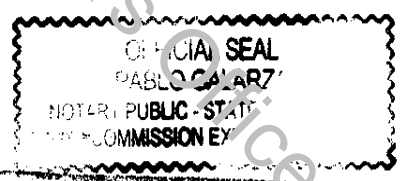
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 05/14/2021

Signature Cristino Ramo
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID
THIS 14th DAY OF MAY,
2021.

NOTARY PUBLIC Pablo Galarza



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.]

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HOLD HARMLESS

We, Alma Ramos, Cristino Ramos, Cristina Janeth Ramos Delgado, and Gustavo Hernandez Gama, under oath state as follows:

1. We have been advised by attorney Victoria I. Perez that when a property is transferred via Quit Claim Deed there is a possibility that the city may charge me a transfer stamp fee even though no money was transferred.
2. Regardless of the above, we have decided to continue with the Quit Claim Deed and hold Victoria I. Perez and Victoria I. Perez, P.C. harmless of any liability or claims arising from the transfer of the property located at 4921 W. Superior, Chicago, IL 60644.

Attorney Victoria I. Perez has advised us that when the Quit Claim Deed is recorded, the title insurance that seller purchased for us is terminated because of the transfer of title. Attorney Victoria I. Perez has advised to purchase title insurance; however, we have decided not to purchase title insurance. Therefore, we hold Attorney Victoria I. Perez and Victoria I. Perez, P.C. harmless of any liability or claim arising from the transfer of the property located at 4921 W. Superior, Chicago, IL 60644 and not purchasing additional title insurance.

3. Attorney Victoria I. Perez has also advised us that it is our responsibility to record the Quit Claim Deed with the county. We hereby hold Attorney Victoria I. Perez harmless of any liability regarding the recording of the quit claim deed.

Agreed to this 14th day of May 2021

Alma Ramos

Alma Ramos

Cristino Ramos

Cristino Ramos

Cristina Janeth Ramos Delgado

Cristina Janeth Ramos Delgado

Gustavo Hernandez Gama

Gustavo Hernandez Gama