

# UNOFFICIAL COPY

AFF-7041 W. Touhy

Doc# 2118346416 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/02/2021 03:53 PM Pg: 1 of 3

## QUIT CLAIM DEED

Statutory (Illinois)

### THE GRANTOR:

ELIZABETH BELTRAN,

An unmarried woman, of the  
Village of Niles, State of  
Illinois, for and in consideration

of Ten and no/100 Dollars

(\$10.00) in hand paid, and

other good and valuable

consideration, CONVEYS and QUIT CLAIMS to

**ELIZABETH TALOSIG BELTRAN as Trustee of THE ELIZABETH TALOSIG  
BELTRAN REVOCABLE TRUST, dated January 26, 2021**

(NAMES AND ADDRESS OF GRANTEE),

the following described Real Estate situated in the County of Cook, in the State of  
Illinois, to wit: See legal description attached hereto

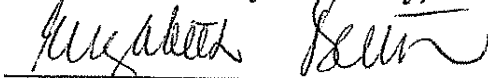
**PIN: 10-31-100-016-1040**

**STREET ADDRESS: 7041 W. Touhy Ave., Unit 609, Niles, Illinois 60714**

This Deed is exempt under provisions of paragraph (E); section 4 of the Illinois Real  
Estate Transfer Act and also exempt under provisions of paragraph E of the Cook County  
Real Property Ordinance.

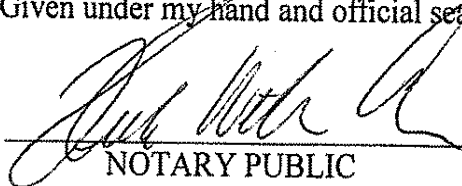
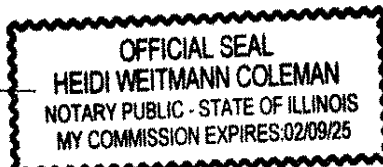
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption  
Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

**Dated this 26th day of January, 2021.**



ELIZABETH BELTRAN

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said  
County, in the State aforesaid, DO HEREBY CERTIFY that ELIZABETH BELTRAN,  
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 she signed,  
sealed and delivered the said instrument as her 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 26<sup>th</sup> day of January, 2021.

  
NOTARY PUBLIC

*This instrument was prepared and mail to by Heidi Weitmann Coleman, 7301 N. Lincoln  
Ave., Suite 140, Lincolnwood, Illinois 60712.*

Mail to:

Elizabeth Beltran  
7041 W. Touhy Ave, Unit 609  
Niles IL 60714

Tax Bill:

Elizabeth Talosig Beltran as Trustee  
7041 W. Touhy Ave Unit 609  
Niles IL 60714

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EXHIBIT "A"

LEGAL DESCRIPTION: 7041 WEST TOLUHY UNIT 609-D, NILES IL 60714

PARCEL 1:

UNIT 609D IN THE 7041 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST 23<sup>RD</sup> THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOLUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 222.51 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 151.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 112.33 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 288.56 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 112.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 288.56 FEET TO THE POINT OF BEGINNING, AND ALSO THAT PART OF SAID LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 328.57 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 206.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 22.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 11.0 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 22.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 11.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 1997 AS DOCUMENT 97583039 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

VILLAGE OF NILES  
REAL ESTATE TRANSFER TAX  
6-2-21  
7041 TOLUHY # 609  
27396 \$ EXEMPT

Exempt under provisions of Paragraph E  
35 ILCS 200/31-45, Property Tax Code  
12/21  
Date Buyer, Seller or Representative

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

24-Jun-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

10-31-100-016-1049

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