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2118747045D

AFTER RECORDING RETURN TO:

Title First Agency
2944 Fuller Ave, Ste 200
Grand Rapids, MI 49505
File No. 2102324

Doc# 2118747045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/06/2021 03:37 PM PG: 1 OF 4

MAIL TAX STATEMENTS TO:

Arlene Ramirez-Garcia
Claudia Rosario Calderon
Edgardo Calderon
5605 W 99th St
Oak Lawn, IL 60453

Name & Address of Preparer:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 20-08-114-028-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of May, 20 21, by and between **Arlene Ramirez-Garcia F/K/A Arlene Ramirez, a married woman who acquired title as unmarried,** a mailing address of 2307 N 74th Ave, Elmwood Park, IL 60707, hereinafter referred to as Grantor(s) and **Arlene Ramirez-Garcia, a married woman and Claudia Rosario Calderon and Edgardo Calderon, wife and husband, not as tenants in common, but as joint tenants,** a mailing address of 5605 W 99th St, Oak Lawn, IL 60453, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 4810 South Elizabeth Street, Chicago, IL 60609

Prior instrument reference: Document Number: 0711348086, Recorded: 04/23/2007

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

5/18/2021
Date

Arlene Ramirez-Garcia
Signature of Buyer, Seller or Representative

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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 18 day of May, 2021.

Arlene Ramirez-Garcia F/K/A Arlene Ramirez
Arlene Ramirez-Garcia F/K/A Arlene Ramirez

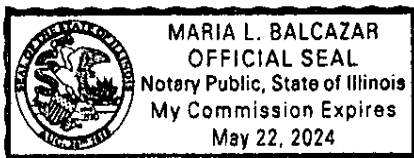
STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Arlene Ramirez-Garcia F/K/A Arlene Ramirez is/are personally known to me 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18 day of May, 2021.

[Signature]
Notary Public
My commission expires: 5/22/2024

No title exam performed by the preparer. Legal description and party's names provided by the party.



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EXHIBIT A LEGAL DESCRIPTION

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 46 in Block 2 in Foreman's Stock Yards Addition, being a subdivision of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.



Parcel ID: 20-08-114-028-0000

Property commonly known as: 4810 South Elizabeth Street, Chicago, IL 60609

REAL ESTATE TRANSFER TAX		06-Jul-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-08-114-028-0000 | 20210601665390 | 0-897-891-600

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

REAL ESTATE TRANSFER TAX		06-Jul-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-08-114-028-0000 | 20210601665390 | 0-240-057-616

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STATEMENT BY GRANTOR AND GRANTEE

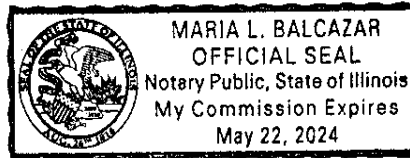
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 May 18, 20 21.

Signature: Arlene Ramirez-Garcia
Grantor, or Agent

Subscribed and sworn to before me by the said Grantor this 18th, day of May, 20 21.

[Signature]
Notary Public
My commission expires: 5/22/24



The Grantee or her/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 title to real estate under the laws of the State of Illinois.

Dated May 18, 20 21.

Signature: Arlene Ramirez-Garcia
Grantee, or Agent

Subscribed and sworn to before me by the said Grantee this 18th, day of May, 20 21.

[Signature]
Notary Public
My commission expires: 5/22/24

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.)

