

UNOFFICIAL COPY

Trustee's Quit Claim Deed

Statutory (ILLINOIS)
(Joint Tenancy)

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Doc# 2120704226 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2021 10:29 AM Pg: 1 of 2

Dec ID 20210401699446
ST/CO Stamp 1-410-317-840 ST Tax \$155.00 CO Tax \$77.50
City Stamp 2-034-613-776 City Tax: \$1,627.50

THE GRANTOR

MARIA CARMEN AGUILAR, not individually, but solely as Surviving Trustee of the Jose Jesus Aguilar and Maria Carmen Aguilar Trust Dated May 28, 2002, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and 00/100s (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND QUIT CLAIMS** to

JUAN CARLOS DIAZ AND
GUILLERMINA DIAZ
5251 South Luna Avenue
Chicago, IL 60638

(The Above Space For Recorder's Use Only)

not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Exhibit A attached for legal description) 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 in Tenancy in Common, but in **JOINT TENANCY** forever.

Permanent Index Number: 19-13-101-033-0000
Address of Property: 5542 South Albany Avenue, Chicago, Illinois 60629

DATED this 16th day of April, 2021

Maria C. Aguilar (SEAL)
MARIA CARMEN AGUILAR, not individually, but solely as Surviving Trustee of the Jose Jesus Aguilar and Maria Carmen Aguilar Trust Dated May 28, 2002

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 MARIA CARMEN AGUILAR, not individually, but solely as Surviving Trustee of the Jose Jesus Aguilar and Maria Carmen Aguilar Trust Dated May 28, 2002, personally 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 16th day of April, 2021

IMPRESS SEAL HERE



Commission expires: 4-18-21

Deborah A. Grimm
NOTARY PUBLIC

This instrument was prepared by: Deborah A. Grimm, Esq., 70 West Madison Street, Suite 2222, Chicago, IL 60602
(NAME AND ADDRESS)

*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.



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EXHIBIT A LEGAL DESCRIPTION

LOT 30 IN BLOCK 1 IN BARNETT BROTHER'S SUBDIVISION OF THE WEST ¼ OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 5542 South Albany Avenue, Chicago, Illinois 60629

PIN: 19-13-101-033

REAL ESTATE TRANSFER TAX		29-Apr-2021
	COUNTY:	77.50
	ILLINOIS:	155.00
	TOTAL:	232.50
19-13-101-033-0000 20210401899448 1-416-377-840		

REAL ESTATE TRANSFER TAX		29-Apr-2021
	CHICAGO:	1,162.50
	CTA:	485.00
	TOTAL:	1,627.50 *
19-13-101-033-0000 20210401899448 2-034-613-776		
* Total does not include any applicable penalty or interest due.		

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Juan and Guillermina Diaz
 (Name)

5251 South Luna Avenue
 (Address)

Chicago, Illinois 60638
 (City, State and Zip)

Juan and Guillermina Diaz
 (Name)

5251 South Luna Avenue
 (Address)

Chicago, Illinois 60638
 (City, State and Zip)