



\*21250190370\*

Doc# 2125019037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/07/2021 02:09 PM PG: 1 OF 4



©Chicago Title Insurance Company

ADMINISTRATOR'S QUIT CLAIM DEED

WHEN RECORDED MAIL TO:

Paul S. Franciszkowicz
FMS Law Group, LLC
200 W. Monroe, Suite 750
Chicago, IL 60606

SEND TAX BILLS TO:

Michael Ramos
6933 S. Pulaski, Unit #1A
Chicago, IL 60629

Above Space for Recorder's Use Only

The GRANTOR, Arthur Ramos, Jr., not individually, but solely as Independent Administrator of the Estate of Arthur Ramos, deceased, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS unto the GRANTEE, Michael Ramos, of Chicago, IL, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

Property Address: 6933 S. Pulaski, Unit #1A, Chicago, IL 60629
Property Index Numbers: 19-23-320-043-1001

Subject only to the following, if any: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; any other Permitted Exceptions as identified on the Chicago Title Insurance Company Title Commitment 21GSA318046LP; and general real estate taxes not yet due and payable at the time of Closing.

This conveyance is made without warranty, express or implied, and is made by Arthur Ramos, Jr., not individually, but solely as Independent Administrator of the Estate of Arthur Ramos, Sr., deceased, and on the condition that Arthur Ramos, Sr. shall not have any liability in its individual capacity on any agreement, warranty or indemnity herein contained, express or implied. Any recourse under and by virtue of this Deed shall be against the aforesaid Estate only.

In witness whereof, the Grantor, Arthur Ramos, Jr., not individually, but solely as Independent Administrator of the Estate of Arthur Ramos, Sr., deceased, has caused his name to be signed to this Deed dated this 9th day of August, 2021.

Table with 2 columns: REAL ESTATE TRANSFER TAX and 07-Sep-2021. Rows include CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00\*



Signature of Arthur Ramos, Jr.
Arthur Ramos, Jr.,
Independent Administrator of
the Estate of Arthur Ramos, Sr.,
deceased

19-23-320-043-1001 | 20210801629811 | 0-763-473-680
\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

STATE OF ILLINOIS )

WITH THE UNITED STATES ARMED FORCES AT

) SS

NAVAL AER STATION JOINT RESERVE BASE FORT WORTH, TX

COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Arthur Ramos, Jr., not individually, but solely as Independent Administrator of the Estate of Arthur Ramos, Sr., deceased**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that he signed and delivered the same instrument as his free and voluntary act and deed as the **Independent Administrator of the Estate of Arthur Ramos, Sr., deceased**, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 9<sup>th</sup> day of August, 2021.

[Signature]  
Notary Public

My Commission Expires: INDEFINITE

LT Steven T. Owens, JAGC, U.S. Navy  
Notary Public  
Under the Authority of 10 U.S.C. § 1044a  
Commission Expires: Indefinite

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. E and Cook County Ord. 93-0-27 par. \_\_\_\_\_  
Date 9/7/2021 Sign. Emily Anderson

**THIS INSTRUMENT WAS PREPARED BY:**

FMS Law Group LLC  
200 W. Monroe Street, Suite 750  
Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX

07-Sep-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

19-23-320-043-1001

| 20210801629811 | 2-043-260-688

# UNOFFICIAL COPY

## Exhibit A

**PROPERTY ADDRESS:** 6933 S. Pulaski, Unit #1A, Chicago IL 60629

**PIN:** 19-23-320-043-1001

### **LEGAL DESCRIPTION:**

PARCEL 1: UNIT 1A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WESTVIEW ESTAETS CONOMINIUM I AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97390795, AS AMENDED FROM TIME TO TIME, IN SECTCION WE, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. PA1 AND STORAGE SPACE NO. SA1 LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: 08 | 19 | 2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

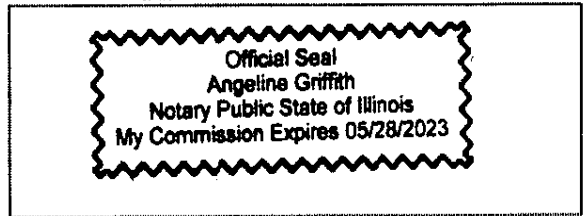
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Margaret Simer

On this date of: 08 | 19 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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: 08 | 19 | 2021

SIGNATURE: [Signature]  
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:

By the said (Name of Grantee): Margaret Simer

On this date of: 08 | 19 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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)**