

# UNOFFICIAL COPY

Doc# 2129110309 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/18/2021 03:47 PM Pg: 1 of 3

**QUIT CLAIM DEED**  
Joint Tenancy (Illinois)

41058111 (1/2)

Dec ID 20211001608816  
ST/CO Stamp 0-917-518-480  
City Stamp 1-851-668-624

THE GRANTOR(S),  
**ELLIS VARGAS**,  
an unmarried man,  
3520 N. Kildare Ave.  
Chicago, IL 60641  
of the County of Cook,  
State of Illinois

for and in consideration of TEN DOLLARS, and good and valuable consideration in hand paid, CONVEY(S) AND CLAIM(S) to

THE GRANTEE(S),  
**ELLIS VARGAS**, an unmarried man, AND  
**YOLANDA COLON**, an unmarried woman  
3520 N. Kildare Avenue, Chicago, IL 60641

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

LOT 17 (EXCEPT THE NORTH 1 FOOT) IN BLOCK 1 IN SUBDIVISION NUMBER 1 IN MILWAUKEE AVENUE LAND ASSOCIATION SUBDIVISION OF THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN COOK COUNTY, ILLINOIS

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, not in tenancy by the entirety, but in **JOINT TENANCY** forever.

Subject to covenants, conditions, easements, declarations, encroachments, restrictions of record and taxes for the year 2020 and subsequent years.

PERMANENT REAL ESTATE INDEX NUMBER(S): 13-22-401-040-0000  
ADDRESS OF REAL ESTATE: 3520 NORTH KILDARE AVENUE  
CHICAGO, ILLINOIS 60641

Dated this 17 day of February, 2021.

  
\_\_\_\_\_  
ELLIS VARGAS

\_\_\_\_\_

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State of ILLINOIS, County of Cook ss:

I, the undersigned, a Notary Public in and for said County, in State aforesaid, DO HEREBY CERTIFY that **ELLIS VARGAS**

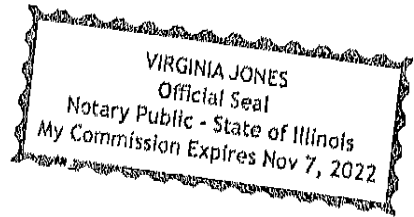
, personally known to me to be the same person(s) Whose name(s) is / are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he / she / they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes, therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17<sup>th</sup> day of February, 2021.

Virginia Jones  
Notary Public

My commission expires: 11-7-2022

SEAL:



Exempt under provisions of Paragraph E  
Section 31-45, Property Tax Code

2-17-21 x Ellis Vargas  
Date Buyer, Seller or Representative

GRANTEE:  
Send Subsequent Tax Bills To:  
ELLIS VARGAS & YOLANDA COLON  
3520 NORTH KILDARE AVENUE  
CHICAGO, ILLINOIS 60641

REAL ESTATE TRANSFER TAX		15-Oct-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
13-22-401-040-0000		20211001608516   0-917-518-480

When recorded return to:  
ELLIS VARGAS & YOLANDA COLON  
3520 NORTH KILDARE AVENUE  
CHICAGO, ILLINOIS 60641

REAL ESTATE TRANSFER TAX		15-Oct-2021
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *
13-22-401-040-0000		20211001608816   1-851-668-624

Prepared by:  
DENNIS D. KOONCE  
ATTORNEY AT LAW  
11255 PATRICK COURT  
FRANKFORT, ILLINOIS 60423

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

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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 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.

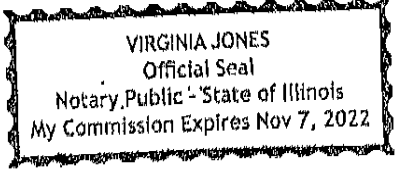
Dated MARCH, 2021 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said ELLIS VARGAS

this \_\_\_\_\_ day of MARCH

2021

[Signature]  
Notary Public



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.

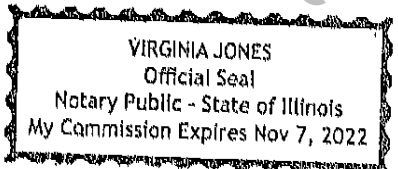
Dated MARCH, 2021 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said ELLIS VARGAS

this \_\_\_\_\_ day of MARCH

2021

[Signature]  
Notary Public



NOTE: Any Persons 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 of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.}