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Doc# 2208219007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/23/2022 09:49 AM PG: 1 OF 5

Commitment Number: IL21107289

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605. File Number: IL21107289.

Record and Return To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 500
Coraopolis, PA 15108

Mail Tax Statements To: **Brandon M. Cruz and Catherine Cruz: 2015 N Dayton St., Chicago, IL 60614**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-32-228-019**

QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Brandon M. Cruz, a married man, hereinafter grantor, whose tax-mailing address is **2015 N Dayton St., Chicago, IL 60614**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Brandon M. Cruz and Catherine Cruz**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2015 N Dayton St., Chicago, IL 60614**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All of that certain real estate situated in the Country of Cook and State of Illinois; LOT 30 IN BLOCK 8 IN CUSHMAN'S SUBDIVISION OF BLOCK 4 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Tax ID: 14-32-228-019

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Being that parcel of land conveyed to Brandon M. Cruz, a married man from Scherston Real Estate Investments, LLC, an Illinois limited liability company by that Deed dated 5/14/2012 and recorded 6/24/2012 in deed Instrument No. 1214504069 of the Cook County, IL public registry

Property Address is: 2015 N Dayton St., Chicago, IL 60614


Prior instrument reference: 1214504069

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

REAL ESTATE TRANSFER TAX 23-Mar-2022

| | | |
|---|----------|--------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

14-32-228-019-0000 | 20220301647994 | 0-015-068-560

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

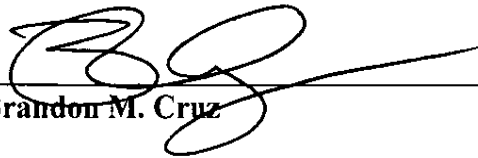
REAL ESTATE TRANSFER TAX 23-Mar-2022

| | | | |
|---|---|-----------|------|
|  |  | COUNTY: | 0.00 |
| | | ILLINOIS: | 0.00 |
| | | TOTAL: | 0.00 |

14-32-228-019-0000 | 20220301647994 | 0-652-340-624

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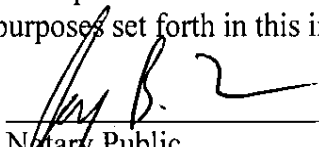
Executed by the undersigned on January 24, 2022:



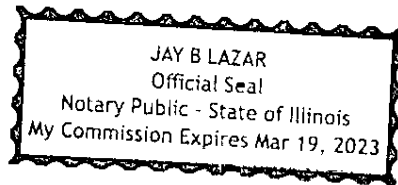
Brandon M. Cruz

STATE OF ILLINOIS
COUNTY OF Cook

The foregoing instrument was acknowledged before me on January 24, 2022 by **Brandon M. Cruz**, who is personally known to me or has produced ILLINOIS DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph 35 ILCS 200/31-45(e);, Property Tax Code.

Date: January 24, 2022



Buyer, Seller or Representative

Property of Cook County Clerk's Office

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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 land trust is either a natural person, and 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 January 24, 2022

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor, Brandon Cruz
this 24th day of January,
2022



NOTARY PUBLIC [Signature]

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 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.

Date January 24, 2022

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee, Brandon Cruz
This 24th day of January,
2022



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)