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22111220420

Doc# 2211122042 Fee \$88.00

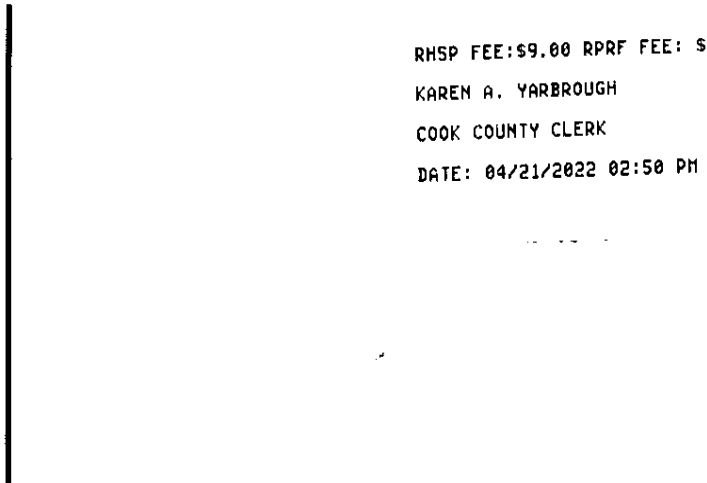
RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/21/2022 02:50 PM PG: 1 OF 5

Quit Claim Deed



Above space for Recorder's use only

THE GRANTOR, Ivan Villegas, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, conveys and Quit Claims to VSB HOLDINGS L.L.C. - VSB FIRST PROP SERIES 1, the following described real estate situated in the County of Cook in the State of Illinois, to wit: See Exhibit A

SUBJECT TO: hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. This is not homestead property as to either Grantor.

Permanent Real Estate Index Number: 24-15-313-021-1010

Address of Real Estate: 10936 Kilpatrick Ave. Unit 3B, Oak Lawn, IL 60453

Dated: March 16th, 2022.

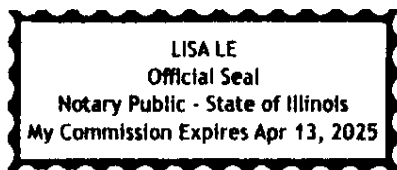
[Signature]
Ivan Villegas

STATE of IL, COUNTY of Cook ss. I, the undersigned, a Notary Public in and for said County, CERTIFY THAT, Ivan Villegas, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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: March 16th, 2022

Commission Expire:

[Signature]
Notary Public



Prepared By:
Madani Law Office LLC
2800 N. Lake Shore Drive #703
Chicago, IL 60657

Mail To and Tax Bill:
VSB Holdings L.L.C
Attn: Ivan Villegas
4349 S. Wolcott Ave
Chicago, IL 60609

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LEGAL DESCRIPTION

Unit No. 10936-3B, in Kilpatrick Law Properties Condominium, as delineated on a survey of the following described real estate:

The South 1/2 of Lot 4 and Lot 5, in Block 18 in Bartlett's Highway Acres, a subdivision of the South 1/2 of the West 1/2 of the Northwest 1/4 and the West 1/2 of the Southwest 1/4 of Section 15, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 26032646; together with their undivided percentage interest in the common elements, in Cook County, Illinois.

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act.

4/13/2022
Date

[Signature]
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 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 March 16th, 2022

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Ivan Villegas
This 16th day of March, 2022
Notary Public [Signature]

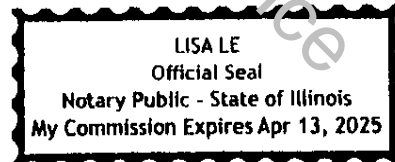


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date March 16th, 2022

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Ivan Villegas
This 16th day of March, 2022
Notary Public [Signature]



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.)

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9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



THE VILLAGE OF
OAK LAWN

CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

10936 S KILPATRICK #3B

Oak Lawn II 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance

Dated this 19TH day of APRIL, 2022

Thomas. E. Phelan
Village Manager

Terry Vorderer
Village President

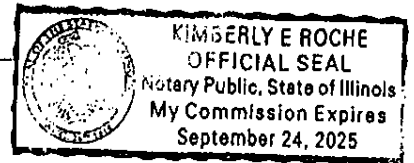
Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

19TH Day of APRIL, 2022



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

13-Apr-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-15-313-023-1010

| 20220401681488 |

| 0-114-652-048