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Doc#: 2212304200 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2022 11:28 AM Pg: 1 of 8

Dec ID 20220301659986

City Stamp 0-213-410-704

Commitment Number: 100802379
Seller's Loan Number: 8200561499

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.

After Recording Return To:
National Link
1000 Commerce Drive
Suite 300
Pittsburgh, PA 15275

Mail Tax Statements To: **DIEGO RAMIREZ and EVA RAMIREZ: 6547 S KOLIN AVE.,
CHICAGO, IL 60629**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
19-22-227-016**



QUITCLAIM DEED



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

DIEGO RAMIREZ joined by spouse **BLANCA RAMIREZ** and **LEONARDA RAMIREZ**, unmarried, whose mailing address is **6547 S KOLIN AVE., CHICAGO, IL 60629**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **DIEGO RAMIREZ**, married, and **EVA RAMIREZ**, unmarried, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **6547 S KOLIN AVE., CHICAGO, IL 60629**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 25 IN FIRST ADDITION TO PRINCE BUILDERS SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER

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AND THE WEST HALF OF THE EAST OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED FROM PAUL RUS AND IOANA RUS, TO DIEGO RAMIREZ, MARRIED AND LEONARDA RAMIREZ, UNMARRIED, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 1404135016, DATED 01/03/2014 AND RECORDED 02/10/2014 IN COOK COUNTY, ILLINOIS RECORDS.

Property Address is: 6547 S KOLIN AVE., CHICAGO, IL 60629

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

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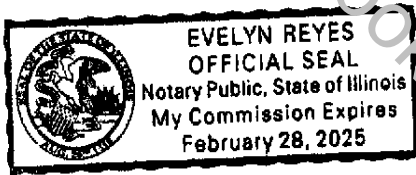
Executed by the undersigned on April 2nd, 2022:

Diego Ramirez
DIEGO RAMIREZ

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on April 2, 2022 by **DIEGO RAMIREZ**, who is personally known to me or has produced IL 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.

Evelyn Reyes
Notary Public



Cook County Clerk's Office

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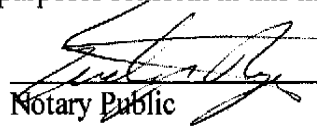
Executed by the undersigned on April 2, 2022.



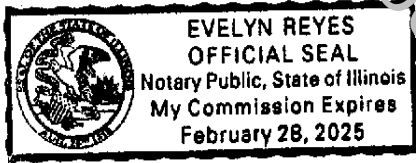
BLANCA RAMIREZ

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on April 2, 2022 by **BLANCA RAMIREZ**, who is personally known to me or has produced IL 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



PROPERTY OF COOK COUNTY CLERK'S OFFICE

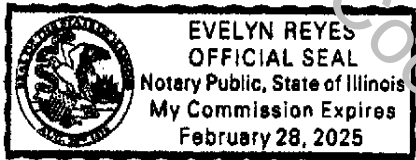
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Executed by the undersigned on April 2, 2022:

Leonarda Ramirez
LEONARDA RAMIREZ

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on April 2, 2022 by **LEONARDA RAMIREZ**, who is personally known to me or has produced IL 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.



Evelyn Reyes
Notary Public

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 04/02/2022


Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	06-Apr-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-22-227-016-0000 | 20220301659986 | 0-213-410-704

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

Property of Cook County Clerk's Office

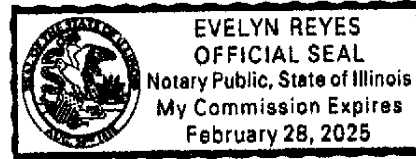
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STATEMENT BY GRANTOR AND GRANTEE

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 April 2nd, 2022

Diego A Ramirez
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Diego A Ramirez
this 2 day of April,
2022.

NOTARY PUBLIC Evelyn Reyes

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 April 2nd, 2022

Diego A Ramirez
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Diego A Ramirez
This 2 day of April,
2022.

NOTARY PUBLIC Evelyn Reyes

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.)

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PLAT ACT AFFIDAVIT

State of Pennsylvania }
 } SS.

County of Allegheny

Brandon Luke, being duly sworn on oath, states that DIEGO RAMIREZ resides at 6547 S Kolin Ave, Chicago, IL 60629. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR -
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements or access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1st Eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that Brandon Luke makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me
 this 28 day of April, 2022.
[Signature]
 James Quigley

Commonwealth of Pennsylvania - Notary Seal
 James Quigley, Notary Public
 Allegheny County
 My commission expires December 16, 2024
 Commission number 1387790
 Member, Pennsylvania Association of Notaries