

# UNOFFICIAL COPY

Prepared by and return to:  
LYSINSKI & ASSOCIATES, P.C.

4418 N. MILWAUKEE AVE

CHICAGO, ILLINOIS 60630

Doc#: 2218133005 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/30/2022 03:31 PM Pg: 1 of 4

Dec ID 20220601658365  
ST/CO Stamp 1-265-293-392  
City Stamp 0-996-792-400

## QUITCLAIM DEED Individual to Trust

THE GRANTORS, **JUAN A. DIAZ and BEATRIZ I. DIAZ aka BEATRIZ I. ZUNINO, as husband and wife**, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to **Juan A. Diaz and Beatriz I. Diaz aka Beatriz I. Zunino, as Co-Trustees of THE DIAZ FAMILY TRUST dated May 13, 2022**, and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook, City of Chicago, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

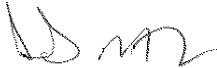
**Commonly Known As: 3012 N. Keating Avenue, Chicago, Illinois 60641**  
**P.I.N.: 13-27-108-035-0000**

The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises forever.

Dated this 13<sup>th</sup> day of May 2022.



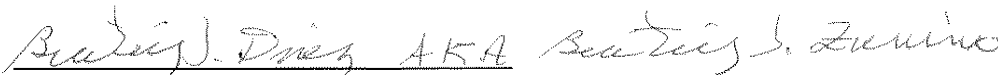
JUAN A. DIAZ



BEATRIZ I. DIAZ

Aka Beatriz I. Zunino

Accepted by Juan A. Diaz as Co-Trustee of the Diaz Family Trust Dated May 13, 2022



Accepted by Beatriz I. Diaz aka Beatriz I. Zunino as Co-Trustee of the Diaz Family Trust Dated May 13, 2022

This Deed is exempt under the provisions of Paragraph (e), 35 ILCS 200/31-45 Real Estate Transfer Tax Law

Date: May 13, 2022



Representative

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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

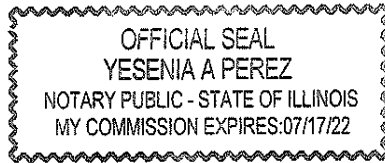
I, the undersigned, a Notary Public in and for said County, in JUAN A. DIAZ AND BEATRIZ I. DIAZ aka BEATRIZ I. ZUNINO personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered 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 13<sup>th</sup> day of May 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

July 17, 2022



Address of Property:

3012 N. Keating Avenue  
Chicago, Illinois 60641

Permanent Tax Number:

13-27-108-035-00 00

Send Subsequent Tax Bills to:

The Diaz Family Trust  
3843 W. School Street  
Chicago, Illinois 60618

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

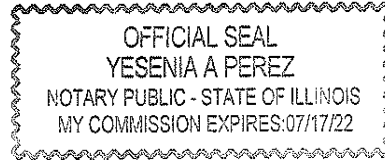
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: May 13, 2022

Signature: *Beatriz J. Gomez*  
Grantor or Agent –

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 13 DAY OF MAY 2022.

*Yesenia A. Perez*  
Notary Public



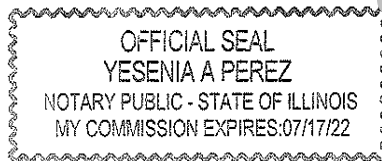
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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: May 13, 2022

Signature: *Beatriz J. Gomez*  
Grantee or Agent –

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 13 DAY OF MAY 2022.

*Yesenia A. Perez*  
Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## LEGAL DESCRIPTION

LOT 220 IN KOESTER AND ZANDER'S SECTION LINE DIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION TWENTY-SEVEN (27), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-27-108-035-0000

Commonly known as: 3012 N. Keating Avenue, Chicago, Illinois 60641

Property of Cook County Clerk's Office