

# UNOFFICIAL COPY

Doc#: 2219212192 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/11/2022 02:13 PM Pg: 1 of 5

**AFTER RECORDING RETURN TO:**

WFG Lender Services  
5000 Legacy Drive, Suite 190  
Plano, TX 75024  
File No. 1895255IL

Dec ID 20220501612051

**MAIL TAX STATEMENTS TO:**

**Donald J. Weimar**  
**Carmen Ramirez**  
10109 Maple Avenue  
Oak Lawn, IL 60453

**Name & Address of Preparer:**

Carlos Del Rio, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

**1895255IL**

Parcel ID No.: 24-09-313-005

## QUIT CLAIM DEED

THIS DEED made and entered into on this 25 day of June, 2021, by and between **Donald J. Weimar, a married person, joined in execution by their spouse Carmen Ramirez, a mailing address of 10109 Maple Avenue, Oak Lawn, IL 60453, hereinafter referred to as Grantor(s) and Donald J. Weimar and Carmen Ramirez, husband and wife, as tenants by the entirety, a mailing address of 10109 Maple Avenue, Oak Lawn, IL 60453, hereinafter referred to as Grantee(s).**

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 10109 Maple Avenue, Oak Lawn, IL 60453

"Exempt under provisions of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

25 June 2021  
Date

Donald J. Weimar  
Signature of Buyer, Seller or Representative

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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 25 day of June, 20 21.

Donald J. Weimar  
Donald J. Weimar

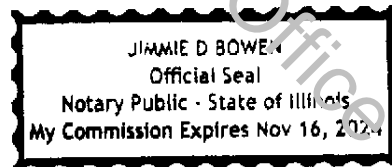
Carmen Ramirez  
Carmen Ramirez

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Donald J. Weimar and Carmen Ramirez is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25 day of June, 2021

Jimmie D Bowen  
Notary Public  
My commission expires: 11/16/24



No title exam performed by the preparer. Legal description and party's names provided by the party.

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## STATEMENT BY GRANTOR AND GRANTEE

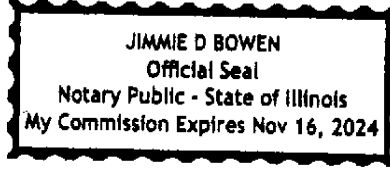
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 25 June, 20 21.

Signature: Donald J. Weimar  
Grantor, or Agent

Subscribed and sworn to before me by the said Donald J Weimar this 25, day of June, 20 21.

Jimmie D Bowen  
Notary Public  
My commission expires: 11/16/24



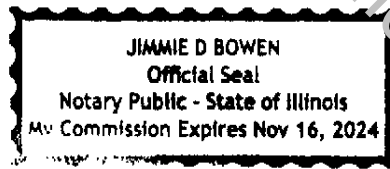
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 25 June, 20 21.

Signature: Donald J. Weimar  
Grantee, or Agent

Subscribed and sworn to before me by the said Donald J Weimar this 25, day of June, 20 21.

Jimmie D Bowen  
Notary Public  
My commission expires: 11/16/24



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



## CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

10109 MAPLE AVE

Oak Lawn Il 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) \_\_\_\_\_ (D) of said Ordinance

Dated this 28TH day of APRIL, 2022

Thomas. E. Phelan  
Village Manager

Terry Vorderer  
Village President

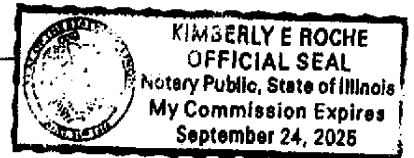
Claire Henning  
Village Clerk

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

28TH Day of APRIL, 2022



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

LOT 71 IN RAYMOND L. LUTGERTS THIRD ADDITION TO OAKDALE, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL ID NUMBER: 24-09-313-005

PROPERTY COMMONLY KNOWN AS: 10109 MAPLE AVENUE, OAK LAWN, IL 60453

Property of Cook County Clerk's Office