

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY



\*2223412048D\*

Joc# 2223412048 Fee \$93.00

THSP FEE: \$9.00 RPRF FEE: \$1.00

SAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/22/2022 01:27 PM PG: 1 OF 6

THE GRANTOR(S), Jorge Zapata, a divorced man, of the City of Elgin, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Apolonio A. Ruiz Chimal and Ramona Serna de Ruiz, husband and wife, not as joint tenants, or tenants in common, but as tenants by the entirety, (GRANTEE'S ADDRESS) 1349 Algonquin Drive, Elgin, Illinois 60120 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** Covenants, conditions and restrictions of record.

General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2022

Permanent Real Estate Index Number(s): 06-06-118-036-0000  
Address(es) of Real Estate: 1349 Algonquin Drive, Elgin, Illinois 60120

Dated this 30 day of July, 2022

Jorge Zapata  
Jorge Zapata

### REAL ESTATE TRANSFER TAX

17-Aug-2022

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
06-06-118-036-0000	20220801607958	0-788-771-408	

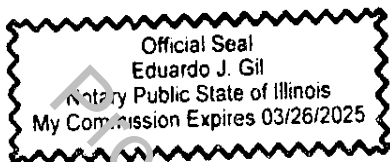
S Y  
P 6  
S Y-06  
SC  
INT RY

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STATE OF ILLINOIS, COUNTY OF Kane ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jorge Zapata, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 30 day of July, 2022



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW  
DATE: 7/30/22

[Signature]  
Signature of Buyer, Seller or Representative

**Prepared By:** The Gil Law Group/cynthia escareno  
605 N. Broadway Ave.  
Aurora, Illinois 60505

**Mail To:**  
Apolonio A. Ruiz Chimal and Ramona Serna de Ruiz  
1349 Algonquin Drive  
Elgin, Illinois 60120

**Name & Address of Taxpayer:**  
Apolonio A. Ruiz Chimal and Ramona Serna de Ruiz  
1349 Algonquin Drive  
Elgin, Illinois 60120

Property of Cook County Clerk's Office

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## EXHIBIT 'A'

### Legal Description

LOT 91 IN FOURTH ADDITION TO BLACKHAWK MANOR, BEING A RESUBDIVISION OF ALL THAT PART OF THE THIRD ADDITION TO BLACKHAWK MANOR LYING NORTH OF THE NORTH LINE OF ELMA AVENUE, EXCEPT THE NORTHERLY 60.0 FEET THEREOF AND ALSO EXCEPTING THAT PART LYING WESTERLY OF THE EAST 17.0 FEET OF LOT 422, AND ALL OF LOTS 423 AND 424 IN SECTION 6, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FOURTH ADDITION TO BLACKHAWK MANOR REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON OCTOBER 6, 1959 AS DOCUMENT LR 1889895, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Kane

Jorge Zapata, being duly sworn on oath, states that he resides at 1349 Algonquin Dr., Elgin, IL. 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 of 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, 1 eff. October 1, 1977.

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

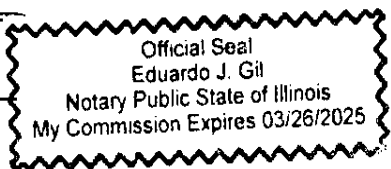
Affiant further state that he makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Jorge Zapata

SUBSCRIBED and SWORN to before me

this 30 day of July, 2022

*[Handwritten Signature]*



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 (**ABI**) 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 another 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.

DATED: 7 | 30 | 2022

SIGNATURE: Jorge Zapata  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Eduardo J. Gil

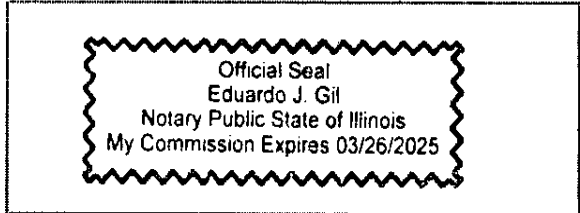
By the said (Name of Grantor): Jorge Zapata

On this date of: 7 | 30 | 2022

NOTARY SIGNATURE: \_\_\_\_\_

*[Handwritten Notary Signature]*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 7 | 30 | 2022

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Eduardo J. Gil

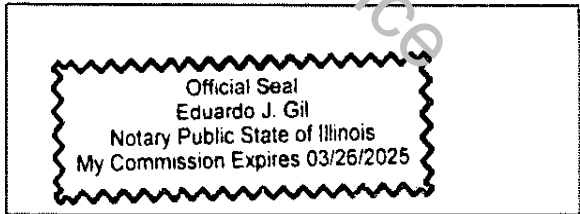
By the said (Name of Grantee): Apolonia A. Ruiz Chival

On this date of: 7 | 30 | 2022

NOTARY SIGNATURE: \_\_\_\_\_

*[Handwritten Notary Signature]*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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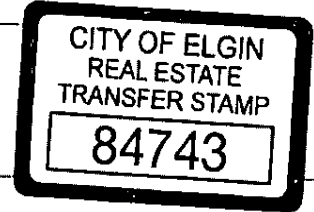
## CITY OF ELGIN REAL ESTATE TRANSFER STAMP APPLICATION FORM

07/25/22.  
Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # \_\_\_\_\_

Date Recorded: \_\_\_\_\_



CHECK APPROPRIATE BOX(ES)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Single Family Resident | <input type="checkbox"/> Commercial                 |
| <input type="checkbox"/> Condo, Co-op, or Town Home        | <input type="checkbox"/> Industrial                 |
| <input type="checkbox"/> 2-3 Unit (Residential)            | <input type="checkbox"/> Vacant Land                |
| <input type="checkbox"/> 4 or More Unit (Residential)      | <input type="checkbox"/> Other (Attach Description) |

### INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to [Transferstamp@cityofelgin.org](mailto:Transferstamp@cityofelgin.org)

For additional information, please call 311 (in Elgin) or 847-931-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 1349 Argonquin Dr 60120  
Street Zip Code

Permanent Property Index No.: 06-06-118-0310

Date of Deed \_\_\_\_\_ Type of Deed: QD

We hereby declare the above facts contained in this declaration to be true and correct.

### GRANTOR

Jorge Zapata \_\_\_\_\_  
Name Address, City, State, Zip

Signature Date Signed

### GRANTEE

Apolonio A Ruiz Chimal's 1349 Argonquin Dr Elgin IL 60120  
Name Address, City, State, Zip

Patrona Serna de Ruiz

Signature Date of Signature