

# UNOFFICIAL COPY

## QUIT CLAIM DEED Statutory (Illinois)

Doc#: 2224519040 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/02/2022 02:24 PM Pg: 1 of 6

Dec ID 20220801620948  
ST/CO Stamp 1-932-929-616  
City Stamp 1-432-758-864

**THE GRANTOR, Olga Castro,** a widow, of the County of Cook, City of Chicago, State of Illinois, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** to **Patricia Ortiz**, an unmarried woman, and **Olga Castro**, a widow, 1627 N. Mason Avenue, Chicago, Illinois 60639, not as tenants in common but as joint tenancy with right of survivorship, all of her interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See legal description attached as Exhibit A attached hereto and incorporated herein.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 13-32-411-011-0009

Address of Real Estate: 1627 North Mason Avenue, Chicago, Illinois 60639

DATED this 22<sup>nd</sup> day of August, 2022.

  
\_\_\_\_\_  
Olga Castro (SEAL)

Fidelity National Title

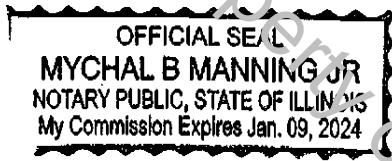
1/2 SC22019533

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State of Illinois )  
                                  ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, **DO HEREBY CERTIFY** that Olga Castro, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the waiver of homestead rights.

Given under my hand and official seal this 22<sup>nd</sup> day of August, 2022.



*Mychal B Manning Jr*  
\_\_\_\_\_  
NOTARY PUBLIC

**This Instrument was prepared by and after recording return to:**

JOEY B. WALDMAN  
FISHER COHEN WALDMAN SHAPIRO, LLP  
1247 WAUKEGAN ROAD, SUITE 100  
GLENVIEW, ILLINOIS 60025

*Grantee's Address &*  
**Mail Subsequent Tax Bills:**

*Patricia*  
OLGA CASTRO AND ~~BRENDA~~ ORTIZ  
1627 NORTH MASON AVENUE  
CHICAGO, ILLINOIS 60639

**Exempt under provisions of Paragraph (e)  
Section 4, Real Estate Transfer Act**

**Dated:** August 22, 2022

**By:** *Olga Castro*  
\_\_\_\_\_

*Property of Cook County Clerk's Office*

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 31 IN BLOCK 2 IN MILL'S AND SON'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1922 AS DOCUMENT NO. 7549588, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1627 NORTH MASON AVENUE, CHICAGO, ILLINOIS 60639

PROPERTY INDEX NUMBER: 13-32-411-011-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his/her 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: August 22, 2022

Signature: Olga Carter  
Agent

Subscribed and sworn to before me  
by the said AGENT  
this 22 day of August, 2022

Mulling  
Notary Public



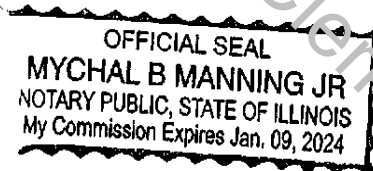
The grantee or grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: August 22, 2022

Signature: Olga Carter  
Agent

Subscribed and sworn to before me  
by the said AGENT  
this 22 day of August, 2022

Mulling  
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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**REAL ESTATE TRANSFER TAX**

25-Aug-2022




<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

13-32-411-011-0000

| 20220801620948 | 1-932-929-616

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REAL ESTATE TRANSFER TAX	25-Aug-2022
	CHICAGO: 0.00
	STA: 0.00
	TOTAL: 0.00 *

13-32-411-011-0000 | 20220801620948 | 1-432-758-864

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