

# UNOFFICIAL COPY



## QUIT CLAIM DEED ILLINOIS STATUTORY

Doc# 2305334029 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2023 10:28 AM PG: 1 OF 5

When Recorded Return To:  
Indecomm Global Services  
1427 Energy Park Drive  
St. Paul, MN 55108

MAIL TAX BILLS TO:

*For 800-575-8445/116*

THE GRANTOR, **DAVID RAMIREZ NKA DAVID RAMIREZ BECERRA MARRIED TO MARIA E. MUNOZ SIERRA**, of 10538 S. Avenue J Chicago, IL 60617 for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby REMISE, RELEASE and QUIT CLAIM unto **DAVID RAMIREZ BECERRA AND MARIA E. MUNOZ SIERRA, AS JOINT TENANTS**, of 10538 S. Avenue J Chicago, IL 60617 the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

SEE ATTACHED

*883-9506 Rec 1st*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index No. 26-08-330-037-0000

Property Address: 10538 S. AVENUE J CHICAGO, ILLINOIS 60617

**EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH E OF THE REAL ESTATE TRANSFER ACT.**


*[Signature]*  
Signed By: Buyer, Seller or Agent



*11/22/2022*  
Date

Dated this *22nd* day of *November* 2022.

*David Ramirez*  
DAVID RAMIREZ

*David Ramirez Becerra*  
DAVID RAMIREZ BECERRA

REAL ESTATE TRANSFER TAX	22-Feb-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	22-Feb-2023
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

26-08-330-037-0000 | 20221101695586 | 0-645-160-784

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

*1 of 2 pp*

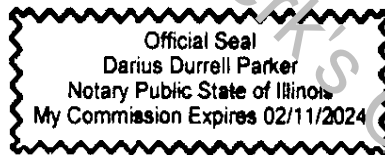
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) : SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State of aforesaid, do hereby certify that DAVID RAMIREZ NKA DAVID RAMIREZ BECERRA, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and Notarial Seal this 22<sup>nd</sup> day of November 2022.

*Darius Durrell Parker*  
Notary Public



**PREPARED BY:**

The Law Office of Joseph M. Kosteck  
**BY: JOSEPH M. KOSTECK**  
20527 S. LaGrange Rd.,  
Frankfort, IL 60423

*DP*  
*2 of 2*

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## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s) 26-08-330-037-0000

Land situated in the County of Cook in the State of IL

LOT 17 IN BLOCK 36 IN IRONWORKERS ADDITION TO SOUTH CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION EIGHT (8), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FIFTEEN (15), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 10538 S AVENUE J, Chicago, IL 60617-6225



+U08234131\*

1371 2/2/2023 82349506/1

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

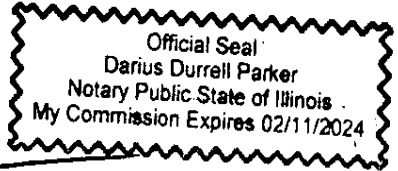
The Grantor(s) or his/her/their agent affirms that, to the best of his/her/their knowledge, the name of the Grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire 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 11/22/2022 Signature: *Maria E Muñoz Sierra*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 22nd day of

November, 2022

Notary Public *Darius Durrell Parker*



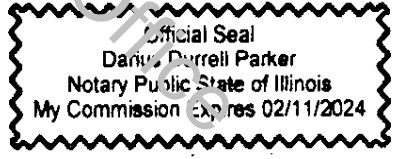
The Grantee(s) or his/her/their agent affirms and verifies that the name of the Grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 11/22/2022 Signature: *Maria E Muñoz Sierra*  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 22nd day of

November, 2022

Notary Public *Darius Durrell Parker*



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.

(Attached to deed or ABI to be recorded in \_\_\_\_\_ County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

## AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF Illinois

ss

COUNTY OF Cook

David Ramirez Becerra, fka David Ramirez, being duly sworn on oath, states that he/she resides at 10538 S Avenue J, Chicago, IL 60617, which is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is 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 land is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

x David Ramirez Becerra, fka David Ramirez  
David Ramirez Becerra, fka David Ramirez

SUBSCRIBED AND SWORN to before me this 22<sup>nd</sup> day of November, 2022

Darius Durrell Parker  
Notary Public  
My commission expires: 02/11/2024

