

UNOFFICIAL COPY



\*23116220180\*

**QUIT CLAIM DEED**  
**Illinois Statutory**

MAIL TO:

Amro Shamaileh

MST Law, LLC

2040 N Harlem Avenue

Elmwood Park, Illinois 60707

Doc# 2311622018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/26/2023 10:03 AM PG: 1 OF 6

RECORDER'S STAMP

NAME AND ADDRESS OF TAXPAYER:

Florita De Jesus Vazquez and Arturo Vazquez Jr.

6444 West Belmont Ave. Unit 304

Chicago, IL 60634

THE GRANTOR(S) Florita De Jesus Vazquez and Arturo Vazquez, Jr., husband and wife, of Chicago, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND QUIT CLAIM(S) to THE GRANTEE(S) Florita De Jesus Vazquez, as trustee of the FLOPITA DE JESUS VAZQUEZ REVOCABLE TRUST dated April 17, 2023 and Arturo Vazquez Jr., as trustee of the ARTURO VAZQUEZ JR. REVOCABLE TRUST dated April 17, 2023, the beneficial interest of said trusts being held by Florita De Jesus Vazquez and Arturo Vazquez, Jr. husband and wife, as tenancy by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:.

**Legal Description: See Attached Legal Description**

**Permanent Index Number(s): 13-19-433-051-1012**

**Property Address: 6444 West Belmont Ave. Unit 304, Chicago, IL 60634**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for

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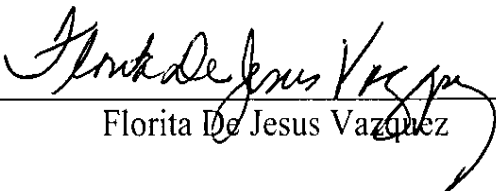
any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

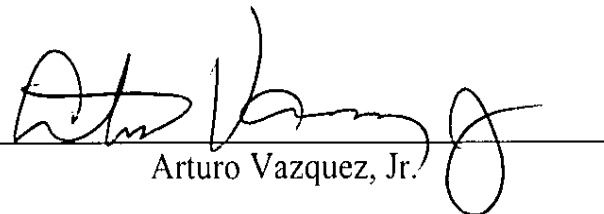
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.


The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.



And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED: April 17, 2023.

  
 \_\_\_\_\_  
 Florida De Jesus Vazquez

  
 \_\_\_\_\_  
 Arturo Vazquez, Jr.

REAL ESTATE TRANSFER TAX		26-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

REAL ESTATE TRANSFER TAX		26-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

13-19-433-051-1012 | 20230401698282 | 0-145-439-952

13-19-433-051-1012 | 20230401698282 | 0-845-143-248

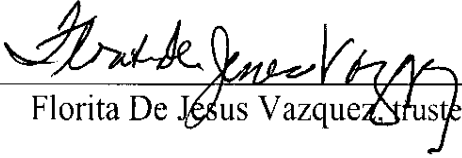
\* Total does not include any applicable penalty or interest due.

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## TRUSTEE ACCEPTANCE

The Grantee Florita De Jesus Vazquez as trustee under the provisions of a trust dated the day of April 17, 2023 and known as grantee FLORITA DE JESUS VAZQUEZ REVOCABLE TRUST, hereby acknowledge and accept this conveyance into the said trusts.

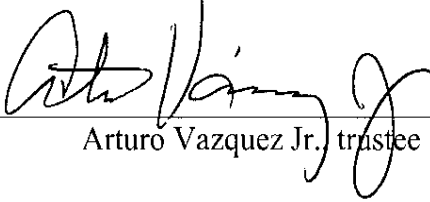
DATED: April 17, 2023.

  
\_\_\_\_\_  
Florita De Jesus Vazquez trustee

## TRUSTEE ACCEPTANCE

The Grantee Arturo Vazquez, Jr. as trustee under the provisions of a trust dated the day of April 17, 2023 and known as grantee ARTURO VAZQUEZ JR. REVOCABLE TRUST, hereby acknowledge and accept this conveyance into the said trusts.

DATED: April 17, 2023.

  
\_\_\_\_\_  
Arturo Vazquez Jr. trustee

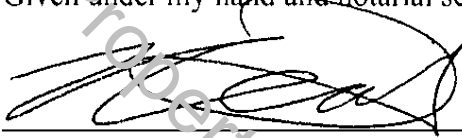
Property of Cook County Clerk's Office

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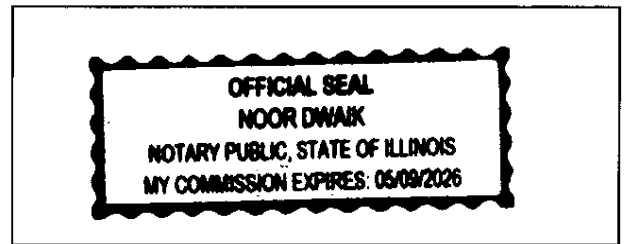
STATE OF ILLINOIS )  
County of COOK )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Florita De Jesus Vazquez and Arturo Vazquez, Jr., personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17 day of April, 2023.

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

My commission expires on: 5/19/26

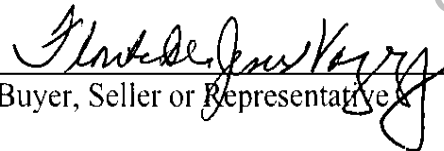


NAME AND ADDRESS OF  
PREPARER:  
Amro Shamaileh  
Mohammed, Shamaileh & Tabahi,  
LLC  
2040 N Harlem Avenue  
Elmwood Park, IL 60707-3119  
847-916-7800  
847-916-7899 fax

COUNTY-ILLINOIS TRANSFER STAMPS:

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E, SECTION 31-45, REAL  
ESTATE TRANSFER TAX LAW.

DATE: 04/17/2023

  
\_\_\_\_\_  
Buyer, Seller or Representative

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 304 IN THE BELMONT RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 51, 52, 53, 54 AND 55 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 25, 2006 AS DOCUMENT NO. 0629815172, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF GARAGE SPACE G-10 AND OUTDOOR SPACE N/A AND STORAGE SPACE S-10 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0629815172, AS MAY BE AMENDED FROM TIME TO TIME.

Property Address: 6444 West Belmont Ave. Unit 304, Chicago, IL 60634  
PIN: 13-19-433-051-1012

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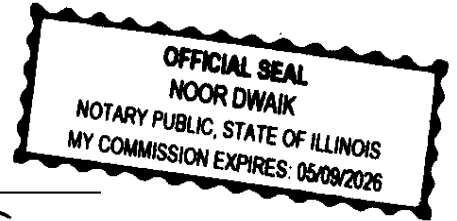
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 Apr. 17, 2023 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Grantor  
this 17 day of April,  
2023

NOTARY PUBLIC [Signature]

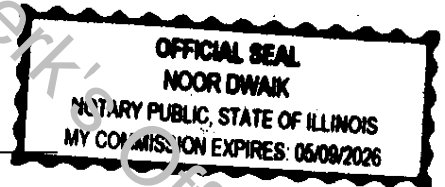


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date Apr. 17, 2023 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Grantee  
This 17 day of April,  
2023.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)