

UNOFFICIAL COPY

Doc#: 2319145180 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/10/2023 12:21 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2320350

Dec ID 20230301667847
City Stamp 0-167-194-320

NAME AND ADDRESS OF TAXPAYER:
Joel L. Balansag and Joan E. Balansag
6339 West Warwick Avenue
Chicago, IL 60634

This document prepared by:
Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 13-20-117-013-0000

QUITCLAIM DEED

THIS DEED made and entered into on this 10 day of April, 2023, by and between **Joel L. Balansag A/K/A Joel Balansag and Joan E. Balansag A/K/A Joan Balansag, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety**, residing at 6339 West Warwick Avenue, Chicago, IL 60634, hereinafter referred to as Grantor(s) and **Joel L. Balansag and Joan E. Balansag, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety**, residing at 6339 West Warwick Avenue, Chicago, IL 60634, 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: 6339 West Warwick Avenue, Chicago, IL 60634

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

4/10/2023
Date

[Signature]
Signature of Buyer, Seller or Representative

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

REAL ESTATE TRANSFER TAX

05-Jul-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-20-117-013-0000 | 20230301667847 | 0-167-194-320

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

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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.

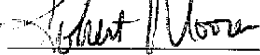
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 10 day of April, 2023.


Joel L. Balansag A/K/A Joel Balansag


Joan E. Balansag A/K/A Joan Balansag

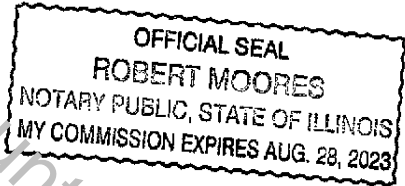
STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on this 10 day of April, 2023 by Joel L. Balansag A/K/A Joel Balansag and Joan E. Balansag A/K/A Joan Balansag.


(Signature of Notary Public)

Print Name: Robert Moores

My commission expires: 8/28/2023



Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF IL, AND IS DESCRIBED AS FOLLOWS:

LOT 14 IN BLOCK 8 IN LISCOTT'S RIDGELAND AVENUE SUBDIVISION OF THE NORTH ½ OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY AS CONVEYED FROM WILLIAM W. FLOYD AND WILMA P. FLOYD, HUSBAND AND WIFE, TO JOEL L. BALANSAG AKA JOEL BALANSAG AND JOAN E. BALANSAG AKA JOAN BALANSAG, HUSBAND AND WIFE, NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY, AS SET FORTH IN DEED INSTRUMENT NUMBER 1331245023, DATED 10/29/2013, RECORDED 11/08/2013, COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 13-20-117-013-0000

PROPERTY COMMONLY KNOWN AS: 6339 WEST WARWICK AVENUE, CHICAGO, IL 60634

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

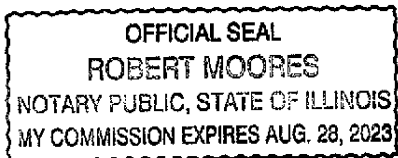
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 April 10, 2023.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Joan E Balansag this 10, day of April, 2023.

[Signature]
Notary Public Robert Moores
My commission expires: 8/28/2023



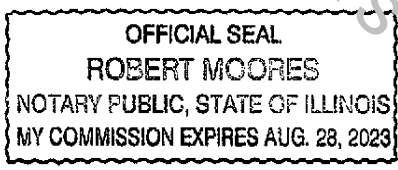
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 10, 2023.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Joel L Balansag this 10, day of April, 2023.

[Signature]
Notary Public Robert Moores
My commission expires: 8/28/2023



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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PLAT ACT AFFIDAVIT

State of Pennsylvania

County of Allegheny

Courtney Kern, being duly sworn on oath, states that Joel L. Balansag and Joan E. Balansag

reside at 6339 West Warwick Avenue, Chicago, IL 60634. 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 lot's 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.

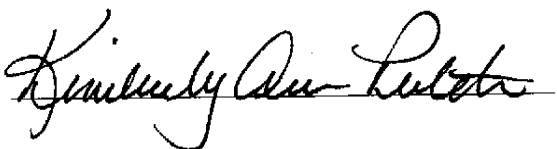
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 25th day of April, 2023.



COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Ann Protch, Notary Public
Allegheny County
My Commission Expires 11/02/2024
Commission Number 1386281