



2323634028

Doc# 2323634028 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/24/2023 11:36 AM PG: 1 OF 3

Trustee Deed

Illinois Statutory

Mail To:

Ricardo Gutierrez

2225 W 18th St

Chicago, IL 60608

Name & Address of Taxpayer:

Ricardo Gutierrez

2225 W 18th St

Chicago, IL 60608

THE GRANTOR, RICARDO GUTIERREZ, as Sole Trustee of the GUADALUPE GUTIERREZ TRUST dated April 7, 2021 in consideration of the sum of Ten and 00/100 (\$10.00) and other goods and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the GRANTOR hereunto enabling, does hereby CONVEY and QUIT CLAIM unto the GRANTEE, RICARDO GUTIERREZ, as Sole Owner, in fee simple, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION

(AS TO PIN 011)

EAST HALF OF LOT 7 IN BLOCK 3 IN JOHNSON'S SUBDIVISION OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

(AS TO PIN 012)

LOT 6 IN BLOCK 3 IN JOHNSON'S SUBDIVISION OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.


Permanent Real Estate Index Number: 17-19-303-011-0000 and 17-19-303-012-0000

Commonly Known As: 2225-2227 West 18th Street, Chicago, IL 60608

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any; together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

UNOFFICIAL COPY

Dated this 17 day of August, 2023.


RICARDO GUTIERREZ as Sole Trustee of the
GUADALUPE GUTIERREZ TRUST Dated April 7, 2021

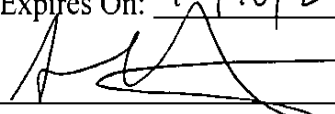
STATE OF ILLINOIS

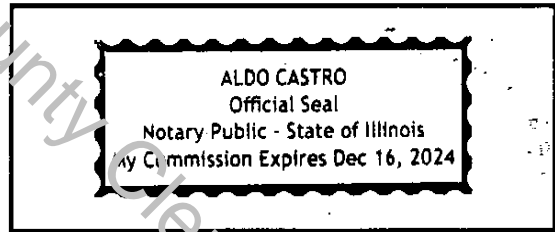
SS

COUNTY OF COOK

I, the undersigned notary public, in and for said County, in the State aforesaid, CERTIFY THAT: RICARDO GUTIERREZ 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 he signed, sealed and delivered the instrument as his 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 notarial seal, this 17 day of August, 2023.

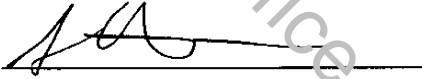
My Commission Expires On: 12/16/24
Notary Public: 





NAME AND ADDRESS OF PREPARER:


Dreyfus Law Group
2040 N Harlem Ave
Elmwood Park, IL 60707

Exempt under Real Estate Transfer Law Tax
35 ILCS 200/31-45 sub paragraph E and Cook
County Ordinance 93-O-27 paragraph 5

Signature 

Date 8/17/23

REAL ESTATE TRANSFER TAX		24-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-19-303-011-0000 20230801607883 1-617-302-992		

REAL ESTATE TRANSFER TAX		24-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-19-303-011-0000 | 20230801607883 | 0-632-034-768

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

This Conveyance must contain the Name and Address of the Grantee for Tax Billing purposes: (55 ILCS 5/3-5020) and Name and Address of the person preparing the instrument: (55 ILCS 5/3-5022).

UNOFFICIAL COPY

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: 08/17/2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

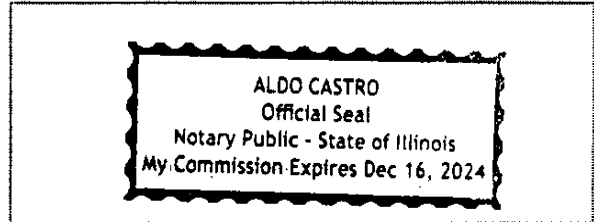
Subscribed and sworn to before me, Name of Notary Public: Aldo Castro
RICARDO GUTIERREZ as Sole Trustee of the

By the said (Name of Grantor): GUADALUPE GUTIERREZ TRUST

On this date of: 8/17/2023

NOTARY SIGNATURE: [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: 8/17/2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

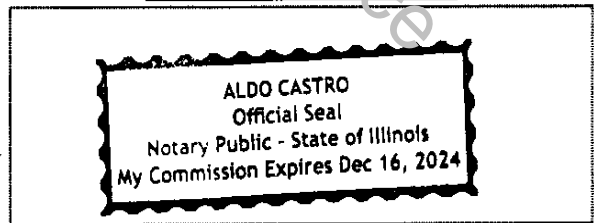
Subscribed and sworn to before me, Name of Notary Public: Aldo Castro

By the said (Name of Grantee): Ricardo Gutierrez

On this date of: 8/17/2023

NOTARY SIGNATURE: [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)**)