

UNOFFICIAL COPY

**QUIT CLAIM DEED**

**Statutory (Illinois)**



Doc# 2324222004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/30/2023 09:59 AM PG: 1 OF 8

**MAIL TO:**

Matthew Baluyut  
2337 W. Chase Ave.  
Chicago, IL 60645

**NAME & ADDRESS of TAXPAYER:**

Matthew Baluyut  
2337 W. Chase Ave.  
Chicago, IL 60645

#2335905

THE GRANTORS, **JAY BALUYUT**, a married man, of San Antonio, Texas, **RUEL BALUYUT**, an unmarried man, of Aurora, Illinois, **LISSA BALUYUT n/k/a LISSA REYRAO**, a married woman, of Aurora, Illinois, and **MATTHEW BALUYUT**, a single man, of Chicago, Illinois, all being Heirs and/or Legatees of the Estate of **CONRADO BALUYUT**, Deceased, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEY AND QUIT CLAIM to **MATTHEW BALUYUT** of 2337 W. Chase Ave, Chicago, Illinois 60645, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

THE EAST 54 FEET 4 INCHES OF LOT 1 AND THE EAST 54 FEET 4 INCHES OF THE NORTH 10 FEET OF LOT 2 IN BLOCK 7 IN CONGDON RIDGE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST FRACTIONAL 1/4 IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 11-30-318-027-0000

Property Address: 2337 W. Chase Ave, Chicago, Illinois 60645

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

THIS IS NON-HOMESTEAD PROPERTY AS TO JAY BALUYUT, RUEL BALUYUT, LISSA BALUYUT n/k/a LISSA REYRAO, AND THEIR SPOUSES, IF ANY.

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

2335905  
345


Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.

8/11/23  
Date

[Signature]  
Seller, Buyer or Representative


# UNOFFICIAL COPY

DATED this 1 day of August, 2023

  
\_\_\_\_\_  
MATTHEW BALUYUT

STATE OF ILLINOIS }  
COUNTY OF Cook } SS.

I, the undersigned, a Notary Public in and for above stated County, in the State aforesaid, do hereby certify that **MATTHEW BALUYUT**, having provided Illinois Drivers License, for identification, or is 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 he/she/they signed, sealed and delivered the said instrument as his/her/their their 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 notaries seal, this 1<sup>st</sup> day of Aug., 2023.  
  
\_\_\_\_\_  
Notary Public

(SEAL)

Notary Commission expires: NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 11/15/24



### NAME AND ADDRESS OF PREPARER

Frank M. Howard  
Attorney at Law  
700 Bussee Hwy  
Park Ridge, IL 60068

REAL ESTATE TRANSFER TAX	16-Aug-2023
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



11-30-318-027-0000 | 20230801600118 | 1-607-042-512  
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	16-Aug-2023
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



11-30-318-027-0000 | 20230801600118 | 0-322-979-280

# UNOFFICIAL COPY

DATED this 4<sup>th</sup> day of August, 2023

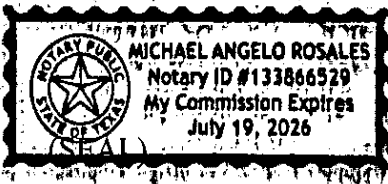
J. Baluyut  
JAY BALUYUT

STATE OF Texas }

COUNTY OF Bexar } SS.

I, the undersigned, a Notary Public in and for above stated County, in the State aforesaid, do hereby certify that JAY BALUYUT, having provided Driver License, for identification, or is 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 he/she/they signed, sealed and delivered the said instrument as his/her/their their 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 notaries seal, this 04 day of August, 2023.



[Signature]  
Notary Public

Notary Commission expires: July 19, 2026

# UNOFFICIAL COPY

DATED this 6<sup>th</sup> day of August, 2023

*Lissa Reyrao*

**LISSA BALUYUT n/k/a LISSA REYRAO**

STATE OF ILLINOIS }

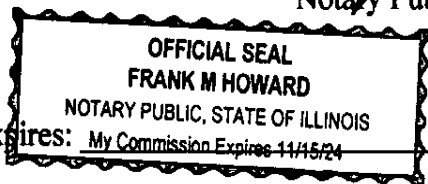
COUNTY OF DuPage } SS.

I, the undersigned, a Notary Public in and for above stated County, in the State aforesaid, do hereby certify that **LISSA BALUYUT n/k/a LISSA REYRAO**, having provided Driver's License for identification, or is 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 he/she/they signed, sealed and delivered the said instrument as his/her/their their 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 notaries seal, this 6<sup>th</sup> day of Aug, 2023.

*Frank M Howard*  
\_\_\_\_\_  
Notary Public

(SEAL)



Notary Commission expires:

My Commission Expires 11/15/24

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 8 | 16 | 20 23

SIGNATURE: Lissa Reyno  
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:

Frank M. Howard

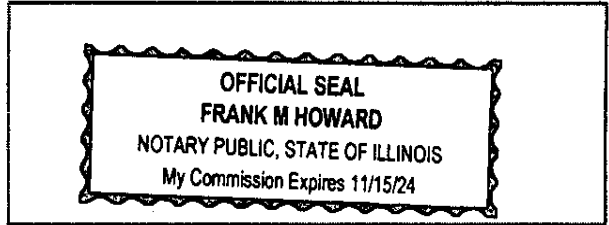
By the said (Name of Grantor): Lissa Reyno

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 16 | 20 23

NOTARY SIGNATURE:

Frank M. Howard



### 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 title to real estate under the laws of the State of Illinois.

DATED: \_\_\_\_\_, 20

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:

By the said (Name of Grantee): \_\_\_\_\_

AFFIX NOTARY STAMP BELOW

On this date of: \_\_\_\_\_, 20

NOTARY SIGNATURE: \_\_\_\_\_



### 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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

# UNOFFICIAL COPY

DATED this 6<sup>TH</sup> day of August, 2023

RUEL BALUYUT  
RUEL BALUYUT

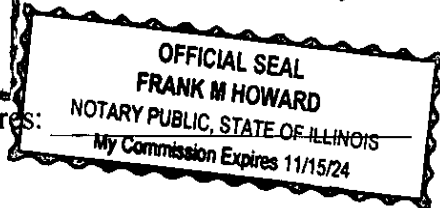
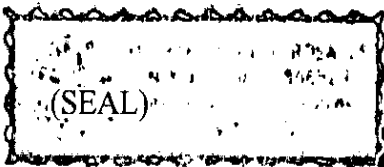
STATE OF ILLINOIS }

COUNTY OF Will } SS.

I, the undersigned, a Notary Public in and for above stated County, in the State aforesaid, do hereby certify that **RUEL BALUYUT**, having provided Driver's license, for identification, or is 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 he/she/they signed, sealed and delivered the said instrument as his/her/their their 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 notaries seal, this 6<sup>TH</sup> day of Aug, 2023.

Frank M Howard  
Notary Public



Notary Commission expires:

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

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DATED: 08/06/2023

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:

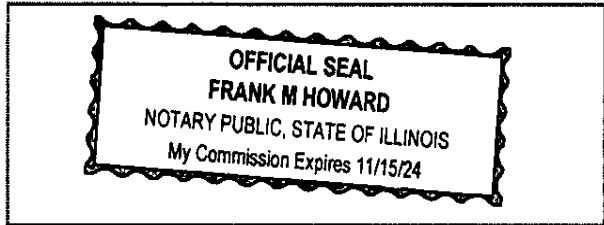
By the said (Name of Grantor): Ruel Baluyut

On this date of: 08/06/2023

NOTARY SIGNATURE: [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 title to real estate under the laws of the State of Illinois.

DATED: \_\_\_\_\_, 20

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:

By the said (Name of Grantee): \_\_\_\_\_

On this date of: \_\_\_\_\_, 20

NOTARY 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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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DATED: 8 | 4 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

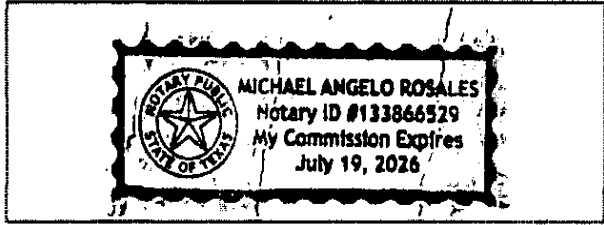
Subscribed and sworn to before me, Name of Notary Public: Michael Angelo Rosales

By the said (Name of Grantor): J. Samia Baluyut

On this date of: 08 | 04 | 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 title to real estate under the laws of the State of Illinois.

DATED: \_\_\_\_\_ | \_\_\_\_\_ | 20 \_\_\_\_\_

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

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

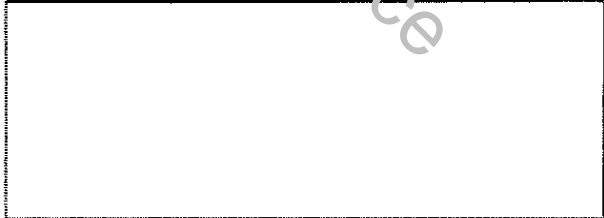
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): \_\_\_\_\_

On this date of: \_\_\_\_\_ | \_\_\_\_\_ | 20 \_\_\_\_\_

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

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