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Quit Claim Deed ILLINOIS STATUTORY

FUTURE TAXES TO:

2108 W 51ST ST, LLC
2108 W 51ST ST
Chicago IL 60609

RETURN THIS DOCUMENT

TO:

2108 W 51ST ST, LLC
2108 W 51ST ST
Chicago, IL 60609

THE GRANTOR (S)

Jose Armando Ortega and Martin Ortega of Cook County of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to **2108 W 51ST ST, LLC, A Limited Liability Company**, of the County of Cook, of the State of Illinois, all interest in the following described real estate situated in Cook County in the State of Illinois, to wit:



(LEGAL DESCRIPTION)
SEE ATTACHED EXHIBIT A

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 the above granted premises unto the parties of the second part forever as, **Fee Simple- Tenancy by the Severalty**.

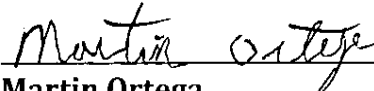
Permanent Index Number(s): 20-07-124-036-0000
Property Address: 2108 W 51ST St. Chicago, IL 60609

Dated this 17th day of September 2023.


REAL ESTATE TRANSFER TAX		29-Nov-2023	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
20-07-124-036-0000		20231101681368 0-996-892-624	



Jose Armando Ortega (SEAL)



Martin Ortega (SEAL)

REAL ESTATE TRANSFER TAX		29-Nov-2023	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	

20-07-124-036-0000 | 20231101681368 | 0-057-368-528

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

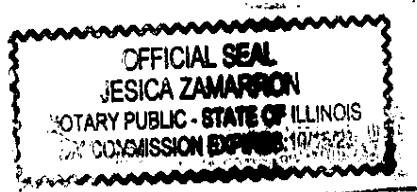
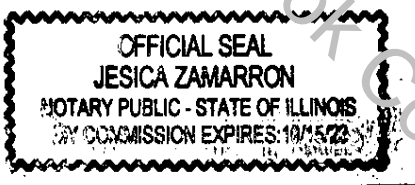
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jose Armando Ortega and Martin Ortega**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 17th day of September 2023.

Jessica Zamarron
Notary Public



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
David Koch
Koch & Associates, P.C
5947 West 35th Street
Cicero, IL 60804

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

DATE: 9/17/23

Martin Ortega
Signature of Buyer, Seller, or Representative

• This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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EXHIBIT A

ADDRESS OF REAL ESTATE: 2108 W 51st Street, Chicago, IL 60609
PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 20-07-124-036-0000

LEGAL DESCRIPTION:

LOT 46 IN WINTERS RESUBDIVISION OF THE SOUTH 1/2 OF BLOCK 60 IN CHICAGO UNIVERSITY SUBDIVISION IN THE NORTH 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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: 9 | 17 | 2023

SIGNATURE: Martin Ortega
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:

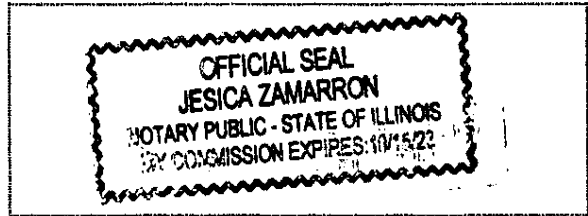
Jesica Zamarron

By the said (Name of Grantor): Martin Ortega

On this date of: 9 | 17 | 2023

NOTARY SIGNATURE: Jesica Zamarron

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: 9 | 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:

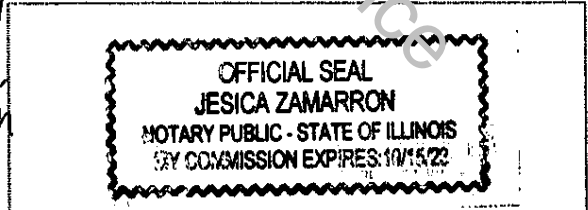
Jesica Zamarron

By the said (Name of Grantee): Jose Armando Ortega

On this date of: 9 | 17 | 2023

NOTARY SIGNATURE: Jesica Zamarron

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)**)