

UNOFFICIAL COPY



24031150190

Doc# 2403115019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/31/2024 01:51 PM PG: 1 OF 3

Prepared By:
Rhys J. Williams, Armstrong Teasdale LLP
7700 Forsyth Blvd, Suite 1800, St. Louis, MO 63105

Mail Tax Statement to: Andre Ramon Vila, 4539 North Knox, Chicago, IL 60630

Return to: Covius Settlement Services, LLC, 2001 NE 46th Street, STE 25, Kansas City, MO 64116

Reference Number: 10844730

Permanent Real Estate Index Number: 13-15-120-007-0000

QUITCLAIM DEED

ALICE B. VILA, a married woman, whose mailing address is 2632 North Washtenaw, Chicago, IL 60647 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto ANDRE RAMON VILA, a married person, in fee simple, whose address is 4539 North Knox, Chicago, IL 60630, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 20 in Block 25 in Montrose in Section 15, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed unto Alice B. Vila, by Deed dated October 30, 2020 and recorded December 16, 2020, as Instrument No. 2035101201, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 4539 North Knox Avenue, Chicago, IL 60630

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning ordinances, statutes, rules, or regulations, as amended.

UNOFFICIAL COPY

Grantor Hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 13 day Jan., 2024.

Alice B. Vila (Seal)
ALICE B. VILA

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, ALICE B. VILA, is 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/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of Jan 13, 2024

Anna Binkowicz
Notary Public
My Commission expires: 12-31-2026




This document is provided to the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph e Section 31.45, Property Tax Code.



Date: 1/13/2024

Signature of Grantor: Alice B. Vila
ALICE B. VILA

REAL ESTATE TRANSFER TAX		31-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-15-120-007-0000 | 20240101616409 | 1-101-667-376

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

REAL ESTATE TRANSFER TAX		31-Jan-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-15-120-007-0000 | 20240101616409 | 0-057-285-680

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: 10/13/2024

SIGNATURE: *Alice B. Vila*
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:

ANNA BINKOWICZ

By the said (Name of Grantor): Alice B. Vila

AFFIX NOTARY STAMP BELOW

On this date of: 01/13/2024

NOTARY SIGNATURE: *Anna Binkowicz*



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: 01/13/2024

SIGNATURE: *Andre Ramon Vila*
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:

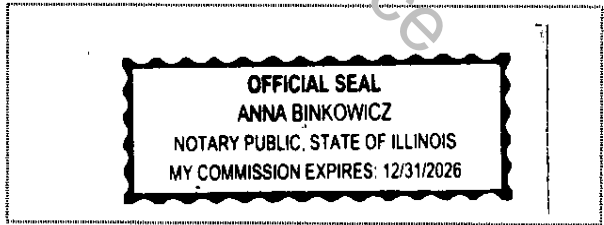
ANNA BINKOWICZ

By the said (Name of Grantee): Andre Ramon Vila

AFFIX NOTARY STAMP BELOW

On this date of: 01/13/2024

NOTARY SIGNATURE: *Anna Binkowicz*



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