

# QUIT CLAIM DEED

UNOFFICIAL COPY



Doc# 2408111012 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/21/2024 10:11 AM  
PAGE: 1 OF 3

THE GRANTOR, **JOSHUA I RAMIREZ**, a single man, and **ADELA PEREZ DIAZ**, a married woman, of Bismarck, North Dakota, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid and for no other good and valuable consideration, Convey and Quit Claim all interests unto **JOSHUA I RAMIREZ**, a single man, in sole ownership, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LOT 23 AND THE SOUTH 1/2 OF LOT 24 IN CAROLINE PETER'S SUBDIVISION OF LOTS 1, 2 AND THE EAST 33.95 FEET OF LOT 3 IN BLOCK 1 IN MANDELL AND HYMAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PERMANENT REAL ESTATE INDEX NUMBER: 16-20-203-027-0000**  
**PROPERTY ADDRESS: 1212 S 58TH AVE, CICERO, IL 60804**

Subject to: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record.

THIS DEED was prepared at the request of Grantor, without the benefit of a title search, and the description of the property was furnished by the party. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

\*not homestead property with regard to Adela Perez Diaz's spouse.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises as joint tenants, forever.

DATED this 28 day of February, 2024

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Town of Cicero



Address: 1212 S 58TH AVE  
Date: 03/14/2024  
Stamp #: 2024-10298  
By: dramirez

Real Estate Transfer Tax  
\$50.00  
Payment Type: check  
Compliance #:   
Exempt

REAL ESTATE TRANSFER TAX

21-Mar-2024

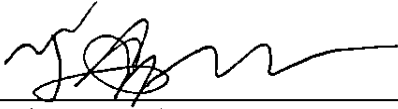


COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

16-20-203-027-0000

| 20240301653274 | 1-891-092-016

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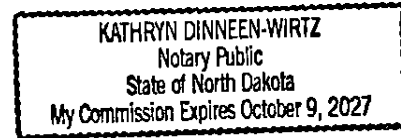
  
Joshua I Ramirez


  
Adela Perez Diaz

State of North Dakota ) SS  
County of Burleigh )

I, the undersigned, a Notary Public in and for the County of Burleigh, and State of North Dakota. **DO HEREBY CERTIFY** that JOSHUA I RAMIREZ and ADELA PEREZ DIAZ, are personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28<sup>th</sup> day of February, 2024.



  
Notary Public

<b>PREPARED BY:</b> Pina Law Firm 10526 Cermak Rd Suite 203 Westchester, IL 60154	<b>MAIL DEED AND TAX BILL TO:</b> Joshua I Ramirez 1212 S 58th Ave Cicero, IL 60804
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Exempt under the provisions of Paragraph E Section 4, Real Estate Transfer Act

2/28/24  
Date   
Grantor- Joshua I Ramirez

2/28/24  
Date   
Grantor- Adela Perez Diaz

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/28/24

Signature:   
JOSHUA RAMIREZ-Grantor

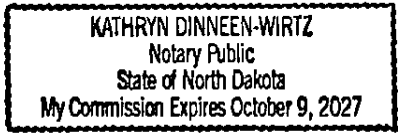
Dated: 2/28/24

Signature:   
ADELA PEREZ DIAZ-Grantor

SUBSCRIBED AND SWORN  
To before me on this 28 day  
of February, 2024

State of North Dakota  
County of Burleigh

Notary Public



The grantees or their agent affirms and verifies that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as persons and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

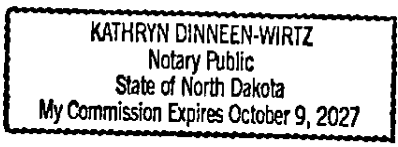
Dated: 2/28/24

Signature:   
JOSHUA RAMIREZ-Grantee

State of North Dakota  
County of Burleigh

SUBSCRIBED AND SWORN  
To before me on this 28 day  
of February, 2024

Notary Public



**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. ]