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2412810007

Doc# 2412810007 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/7/2024 1:04 PM

PAGE: 1 OF 5



Chicago Title Insurance Company

**QUIT CLAIM DEED
ILLINOIS STATUTORY**

THE GRANTOR(S), Juan Torres Jr. and Jessica Martinez, husband and wife, of the Village of Oak Lawn, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Susana I. Torres, Individual, (GRANTEE'S ADDRESS) 4500 Rumsey Avenue Apt 3N, Oak Lawn, Illinois 60453 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023 hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 24-03-310-060-1005

Address(es) of Real Estate: 4500 Rumsey Avenue Apt 3N, Oak Lawn, Illinois 60453

Dated this 26th day of April, 2024

Juan Torres Jr.

Jessica Martinez

Property of Cook County Clerk's Office

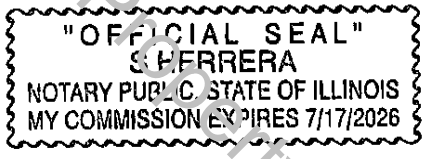
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STATE OF ILLINOIS, COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Juan Torres Jr. and Jessica Martinez, personally known to me to be the same person(s) whose name(s) 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 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 official seal, this 26th day of April, 2024



S. Herrera (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: April 26, 2024

[Signature]
Signature of Buyer, Seller or Representative

Prepared By: Luis Martinez - Attorney at Law
4111 W 63rd Street
Chicago, Illinois 60629

Mail To:
Susana I. Torres
4500 Rumsey Avenue Apt 3N
Oak Lawn, Illinois 60453

Name & Address of Taxpayer:
Susana I. Torres
4500 Rumsey Avenue Apt 3N
Oak Lawn, Illinois 60453

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EXHIBIT A

Legal Description

UNIT NUMBER 3-NORTH IN THE RUMSEY COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN THE PLAT OF CONSOLIDATION OF THE EAST 12 1/2 FEET OF LOT 131 AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF, AND LOTS 132, 133 AND 134 IN FRANK DELUGACH HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PART COVERED TO CHICAGO AND STRAWN RAILROAD COMPANY AND THE RIGHT OF WAY OF THE WABASH RAILROAD) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96485548; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest 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 April 26 2024

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent
THIS 26th DAY OF April, 2024.

NOTARY PUBLIC [Handwritten Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 April 26 2024

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent
THIS 26th DAY OF April, 2024.

NOTARY PUBLIC [Handwritten Signature]



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.]

REAL ESTATE TRANSFER TAX		07-May-2024
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00



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9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

4500 W RUMSEY AVE UNIT 3N

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance

Dated this 3RD day of MAY, 2024

Thomas E. Phelan
Village Manager

Terry Vorderer
Village President

Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this
3RD Day of MAY, 2024

