

UNOFFICIAL COPY

**QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual**

Prepared by:

Robert J. Hamilton
3290 Executive Drive, Suite 101
Joliet, IL 60431

Mail Deed and Tax Bill to (Grantees
Address):

Evelyn Ruiz and Sofia Bernardino
2320 N. Keystone Avenue #1
Chicago, Illinois 60639

Doc#: 2415124173 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/30/2024 11:10 AM Pg: 1 of 5

Dec ID 20240501613776

ST/Co Stamp 1-748-292-912 ST Tax \$0.00 CO Tax \$0.00

City Stamp 0-674-551-088 City Tax \$0.00

THE GRANTORS: Evelyn Ruiz, a widow, of Chicago, Illinois (formerly married to Tomas R. Ruiz, deceased on May 6, 2021, evidenced by the attached Joint Tenancy Affidavit, executed on May 24th, 2024) and Angel T. Ruiz, a married man, of Riverview, Florida, (parties of the first part), for and in consideration of ONE DOLLAR and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIM to the GRANTEES (party of the second part): Evelyn Ruiz, a widow, of 2320 N. Keystone Avenue, Chicago, Illinois and Sofia Bernardino, a married woman, of 911 Wildflower Drive, Shorewood, Illinois, as Joint Tenants with Rights of Survivorship, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois. THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTORS.

LEGAL DESCRIPTION:

ALL OF LOT 405 (EXCEPT THE NORTH 10 FEET) AND THE NORTH 15 FEET OF LOT 406 IN SAM BROWN JR.'S PENNOCK SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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 said premises subject to conditions, covenants and restrictions on record.

Permanent Index Number: 13-34-206-029-0000

Property Address: 2320 North Keystone Avenue, Chicago, Illinois 60639

DATED this 24th Day of May, 2024

Fidelity National Title
WJ24008869ACCOM

UNOFFICIAL COPY

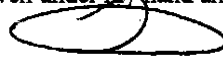
 (Seal)
Evelyn Ruiz

 (Seal)
Angel T. Ruiz

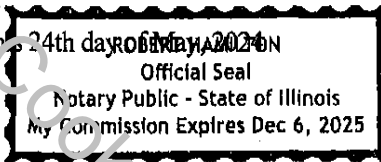
State of Illinois)
County of Will) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Evelyn Ruiz and Angel T. Ruiz are personally known to me to be the same person whose name subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 notarial seal, this 24th day of May, 2024

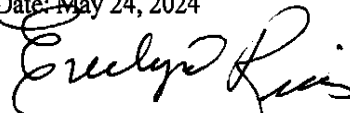



Notary Public



EXEMPT under provisions of Paragraph E, Section 31-45, Property Tax Code.

Date: May 24, 2024

 (Seal)
Evelyn Ruiz

 (Seal)
Angel T. Ruiz

UNOFFICIAL COPY

Deceased Joint Tenancy Affidavit of Tomas R. Ruiz by Evelyn Ruiz

Evelyn Ruiz, being duly sworn states,

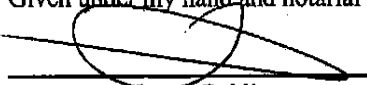
1. That I reside at 2320 North Keystone Avenue, Chicago, Illinois 60639
2. That I am the widow (wife) of Tomas R. Ruiz, who died on May 6, 2021
3. That said decedent was one of the owners of the property located at 2320 North Keystone Avenue, Chicago, Illinois 60639, holding title with myself (Evelyn Ruiz) and my son, Angel T. Ruiz, as Joint Tenants, pursuant to the deed recorded as Document #1435729020, in Cook County, Illinois.
4. That said decedent died living no will and testament.
5. That the total value of said decedents estate for State of Illinois Inheritance Tax/Estate Tax and Federal Estate Tax purposes does not exceed \$100,000.

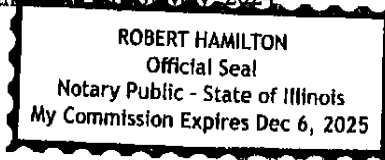
 (Seal)
 Evelyn Ruiz

**State of Illinois)
 County of Will) ss**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Evelyn Ruiz** is personally known to me to be the same person whose name subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 notarial seal, this 24th day of May, 2024.


 Notary Public



UNOFFICIAL COPY



FIDELITY NATIONAL TITLE INSURANCE COMPANY

PHONE:

FAX:

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 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated May 24th, 2024 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said agent
this 24th day of May
2024.

[Signature]
Notary Public

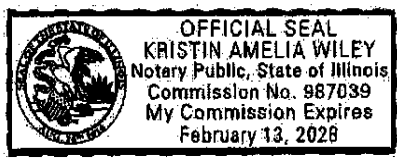


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated May 24th, 2024 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said agent
this 24th day of May
2024.


[Signature]
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.]

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX		30-May-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-34-206-029-0000 | 20240501613776 | 0-674-551-088

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

REAL ESTATE TRANSFER TAX		30-May-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

13-34-206-029-0000 | 20240501613776 | 1-748-292-912

Property of Cook County Clerk's Office