UNOFFICIAL COPY

PREPARED BY:

Applegate & Thorne-Thomsen, P.C. 425 S. Financial Place, Suite 1900 Chicago, Illinois 60605 Attention: Xiang Siow

UPON RECORDATION RETURN TO.

Aide Lazaro 9643 S Ave. J Chicago, IL 60617



Doc# 2417310069 Fee \$88.00 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/21/2024 2:49 PM

PAGE: 1 OF 5

QUITCLAIM DEED

The Resurrection Project, an Illinois rot-for-profit corporation ("Grantor"), does hereby convey and quitclaim to Aide Lazaro, an individual residing in Illinois ("Grantee"), as a charitable gift for zero consideration, all of Grantor's interest in the real property legally described on Exhibit A attached hereto, together with all of Grantor's interest in any improvements located or constructed thereon, as well as Grantor's interest in any and all easements, thereditaments and appurtenances, rights and privileges thereunto belonging or in anywise appertaining and together with all right, title and interest in and to any streets, roads, alleys or other public way, and any strips and rights-of-way adjoining such real property ("Property").

Without limiting the quitclaim nature of this deed, such conveyance is expressly subject to the following:

- (a) The lien of taxes and assessments for the current year and subsequent years;
- (b) Matters that would be shown by an accurate survey and inspection of the Apperty;
- (c) Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the Property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
- (d) All easements, encroachments, covenants and restrictions of record and not shown of record:
- (e) All roads and legal highways;
- (f) Rights of parties in possession (if any);
- (g) Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property; and
- (h) any and all exceptions caused by the acts of Grantee or its agents.

REAL ESTATE TRANSFER	ΓΑV	TOTOM ATUR
26.05.317.045	COUNTY: ILLINOIS: TOTAL:	21-Jun-2024 0.00 0.00 0.00 732-313 pot

REAL ESTATE TRANSFER TAX		21-Jun-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
26-05-317-015-0000	20240601618840	0-096-109-360

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

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IN WITNESS WHEREOF, Grantor has executed this instrument this $\frac{31}{6}$ of $\frac{31}{6}$ 2023.

GRANTOR:

THE RESURRECTION PROJECT, an Illinois not-for-profit corporation

By:

Name: Raul I. Raymundo

CEO

Title:

State of Illinois

County of Cook

I, the undersigned, a Netze Public in and for the above County and State, do hereby certify that Raul I. Raymundo, the CEO of The Resurrection Project, an Illinois not-for-profit corporation, 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 signed and delivered the foregoing instrument as his free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal on October 3

Commission expires

OFFICIAL SEAL

SOLEDAD CERVANTES DIEGUEZ NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 01/24/2026

Exempt under provisions 35 ILCS 200/31-45(e) the Illinois Real Estate Transfer Tax Law; Sec. 74-106(5) of the Cook County Code; and Sec. 3-33-060(E) of the Municipal Code of Chicago.

SEND SUBSECUENT TAX BILLS TO:

Aide Lazaro 9643 S Ave. J Chicago, IL 60617 2417310069 Page: 3 of 5

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EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Property Address: 9643 S Ave. J, Chicago, Illinois 60617

Property Index Number: 26-05-317-015-0000

Lot 31 (except the South 6 feet thereof) and the South 12 feet of Lot 32 in Block 8 in Taylor's Second Addition to South Chicago, being a Subdivision of the Southwest ¼ of Section 5, South ound.
ok County

Clark's Office of the Indian Boundary Line, in Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

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EXHIBIT B

[See attached.]

Property of Cook County Clark's Office

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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

partnership authorized to do business or acquire and hold title to	·			
as a person and authorized to do business or acquire and hold tit	· · · · ·			
DATED: 12 1 4 1, 20 23	SIGNATURE:			
0,	GRANTOR OF GENT			
GRANTOR NOTARY SCCT_ON: The below section is to be completed by	the NOTARY who witnesses the GRANTOR signature,			
Subscribed and sworr to before me, Name of Notary Public:	Junial resendit			
By the said (Name of Grantor): The Kestreet Project	オ AFFIX NOTARY STAMP BELOW			
On this date of: 12 12n 23	OFFICIAL SEAL JENNIFER L RESENDIZ			
NOTARY SIGNATURE:	Notary Public, State of Illinois Commission No. 974930			
	My Commission Expires July 13, 2027			
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 introis corporation or foreign corporation				
authorized to do business or acquire and hold title to real estate in	n Illinois, a partnership authorized to do business or			
acquire and hold title to real estate in Illinois or other entity recogn	nized 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: 2 07 , 20 23 SIGNATURE:				
	GRANTEE or AGENT			
GRANTEE NOTARY SECTION: The below section is to be completed by t	he NOTARY who witnesses the GKANTEF cignature.			
Subscribed and swom to before me, Name of Notary Public:	Erika Cruz			
By the said (Name of Grantee): Aide Lazaro	AFFIX NOTARY STAMP #51 OW			
On this date of: 12 07 2023 NOTARY SIGNATURE: FURA WAS	ERIKA CRUZ Official Seal Notary Public - State of Illinois My Commission Expires Jul 19, 2025			

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)