

# 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 not-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, tenements, hereditaments 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 Property;
- (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 TAX

SIGNATURE

21-Jun-2024

COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00



26-05-317-015-0000

20240601618840 | 1-732-313-904

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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## 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  $\frac{1}{4}$  of Section 5, South of the Indian Boundary Line, in Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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## EXHIBIT B

[See attached.]

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk'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 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: 12 | 14 | 2023

SIGNATURE: [Signature]  
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:

By the said (Name of Grantor): The Resurrection Project

On this date of: 12 | 14 | 2023

NOTARY SIGNATURE: [Signature]

Jennifer Resendiz

AFFIX NOTARY STAMP BELOW



### 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: 12 | 07 | 2023

SIGNATURE: [Signature]  
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:

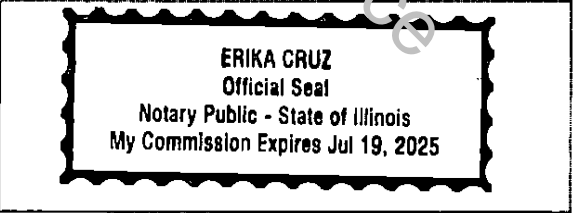
By the said (Name of Grantee): Aide Lazaro

On this date of: 12 | 07 | 2023

NOTARY SIGNATURE: [Signature]

Erika Cruz

AFFIX NOTARY STAMP BELOW



**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)