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2417718025

Doc# 2417718025 Fee \$181.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/25/2024 9:37 AM

PAGE: 1 OF 6



CO-ADMINISTRATORS' QUIT CLAIM DEED

THE GRANTORS,

JULIO O. RAMOS, and LUIS A. RAMOS, Co-Administrators of the Estate of Julio A. Ramos, Deceased, Fulton County, Illinois Case No. 20-PP-0037,

for and in consideration of the sum of One Dollar and Other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and QUITCLAIMS to

an undivided fifty percent (50%) interest to JULIO O. RAMOS and an undivided fifty percent (50%) interest to LUIS A. RAMOS, as tenants in common, and not as joint tenants,

whose address is Julio O. Ramos, 6050 Canterbury Dr., Unit H129, Culver City, CA 90230 and Luis A. Ramos, Los Halcones 523, Surquillo, Lima 04, Peru

all interest in the following described real estate, to-wit:

See attached Exhibit "A"

PPN # 16-07-404-032-1007
16-07-404-032-1008
16-07-404-032-1019

situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 4th day of March, 2024.

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, OF 35 ILCS 200/31-45,
OF THE REAL ESTATE TRANSFER TAX
ACT.

REAL ESTATE TRANSFER TAX

20-Jun-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-07-404-032-1007

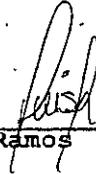
| 20240401681669 | 0-286-981-424

EXEMPTION APPROVED

Steven E. Drazner, CFO
Village of Oak Park

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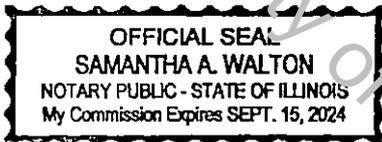


Luis A. Ramos  

STATE OF Illinois }
COUNTY OF St. Clair } ss.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that LUIS A. RAMOS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 10th day of February, 2024.



Samantha A. Walton
Notary Public

Future Taxes to Grantee's Address:

Mr. Julio O. Ramos
6050 Canterbury Dr.
Unit H129
Culver City, CA 90230

Return this Document To:

AND

This Instrument was Prepared by:

Blake Behme Links Raney, P.C.

Whose Address is:

521 W. Main Street, Ste. 100
Belleville, IL 62220

Cook County Clerk's Office

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CERTIFICO: QUE LA FIRMA QUE APARECE AL REVERSO CORRESPONDE AL SR. LUIS ANGEL RAMOS VILCHEZ, IDENTIFICADO CON D.N.I. N°46721709. =====
ART. 108° D.L.1049: EL NOTARIO NO ASUME RESPONSABILIDAD POR EL CONTENIDO DE ESTE DOCUMENTO. =====

LIMA, 06 DE FEBRERO DEL 2024.

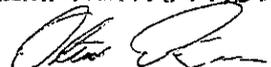
G.C.H.

RENZO ALBERTI SIERRA
NOTARIO DE LIMA



Property of Cook County Clerk's Office

EXEMPTION APPROVED


Steven E. Drazier, CFO
Village of Oak Park

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Edm J. B. Ok, Atty
Buyer, Seller or Representative

Julio O. Ramos
Julio O. Ramos

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that JULIO O. RAMOS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 4 day of March, 2024.

Alex Itkis
Notary Public

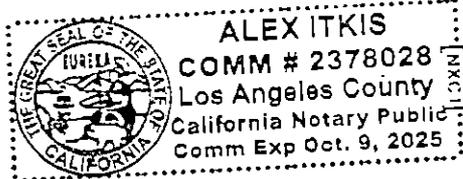
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Los Angeles
County of Los Angeles
On 03/04/2024 before me, Alex Itkis, Notary Public
(Date) (Here Insert Name and Title of Officer)
personally appeared Julio O. Ramos
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal
Alex Itkis
Signature (Seal)
(Signature of Notary Public)



EXEMPTION APPROVED

Steven E. Drazner
Steven E. Drazner, CFO
Village of Oak Park

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Exhibit "F"

LEGAL DESCRIPTION

UNIT 9 IN THE ELMWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4, (EXCEPT THE NORTH 60 FEET OF SAID LOTS) AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 1, 2 AND THE EAST 48 FEET OF SAID LOT 3 ALL OF BLOCK 43 IN RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25656692 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 109 S. Elmwood Avenue, Unit 9, Oak Park, IL 60302

PERMANENT INDEX NUMBER: 16-07-404-032-1007

UNIT NO. 10 IN ELMWOOD CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25656692, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 109 S. Elmwood Avenue, Unit 10, Oak Park, IL 60302

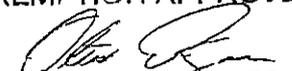
PERMANENT INDEX NUMBER: 16-07-404-032-1008

UNIT NO. 22 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS, AS CONTAINED IN THE ELMWOOD CONDOMINIUM AND COVENANTS, RESTRICTIONS AND EASEMENTS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1, 2, 3, 4, (EXCEPT THE NORTH 60 FEET OF SAID LOTS) AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 AND 2 AND THE EAST 48 FEET OF SAID LOT 3 ALL IN BLOCK 43 IN RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 7, 1980, AS DOCUMENT NO. 25656692.

COMMONLY KNOWN AS: 109 S. Elmwood Avenue, Unit 22, Oak Park, IL 60302

PERMANENT INDEX NUMBER: 16-07-404-032-1019

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

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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: 04 | 18 | 2024

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: Samantha A. Walton

By the said (Name of Grantor): ED JULIO A. RIMOS, DECEASED AFFIX NOTARY STAMP BELOW

On this date of: 04 | 18 | 2024

NOTARY SIGNATURE: [Signature]



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: 04 | 18 | 2024

SIGNATURE: [Signature], Attorney
GRANTEE or AGENT

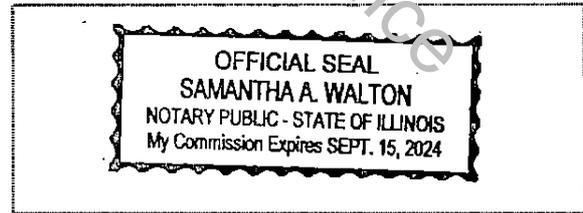
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Samantha A. Walton

By the said (Name of Grantee): _____ AFFIX NOTARY STAMP BELOW

On this date of: 04 | 18 | 2024

NOTARY SIGNATURE: [Signature]



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)**)

rev. on 10.17.2016
EXEMPTION APPROVED

[Signature]
Steven E. Drazner, CFO
Village of Oak Park