

# UNOFFICIAL COPY



Doc#: 1506815037 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/27/2015 01:51 PM Pg: 1 of 6

When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

After Recording Return to:  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

Instrument Prepared by:  
Roger R. Ochoa, Esq.  
1127 E. Cambridge Dr.  
Schererville, IN 46375  
Licensed in IL, Bar ID No.  
6287012

Mail Tax Statements To:  
Jesus J. Herrera and  
Blanca E. Martinez  
3141 West 54th Place  
Chicago, IL 60632

Tax Parcel ID#  
19-12-326-012-0000  
Record 1st  
79761026

## QUITCLAIM DEED

59883580-2851090

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Jesus J. Herrera, date 2/11/15  
JESUS J. HERRERA

Dated this 11th day of February, 2015. WITNESSETH, that, JESUS J. HERRERA, joined by his spouse, ELIA HERRERA, and BLANCA E. MARTINEZ, joined by her spouse, JOSE DE JESUS HERRERA, (JESUS J. HERRERA and BLANCA E. MARTINEZ had erroneously acquired title as married to each other), residing at 3141 West 54th Place, Chicago, IL 60632, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto JESUS J. HERRERA, a married man and BLANCA E. MARTINEZ, a married woman, as joint tenants with the right of survivorship and not as tenants in common, residing at 3141 West 54th Place, Chicago, IL 60632, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 3141 West 54th Place, Chicago, IL 60632, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel No: 19-12-326-012-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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**ELIA HERRERA**, (the "Grantor Jesus J. Herrera's Spouse"), hereby releases all homestead rights to the property herein conveyed.

**JOSE DE JESUS HERRERA**, (the "Grantor Blanca E. Martinez's Spouse"), hereby releases all homestead rights to the property herein conveyed.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantor (1 of 2)

City of Chicago  
Dept. of Finance  
**683349**



Real Estate  
Transfer  
Stamp

**\$0.00**

By: *Jesus J Herrera*  
**JESUS J. HERRERA**

2/27/2015 13:36  
dr00193

Batch 9,486,631

By: *Elia Herrera*  
**ELIA HERRERA**

STATE OF ILLINOIS )

COUNTY OF COOK )

SS

I, *Maria Isabel Martinez*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **JESUS J. HERRERA and ELIA HERRERA**, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

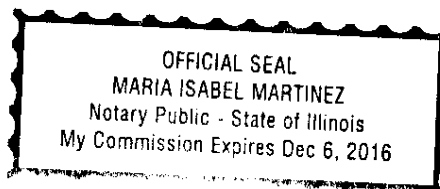
Given under my hand official seal this *11th* day of *February* 20*15*.

*Maria Isabel Martinez*

Notary Public

My commission expires: *12-6-16*

*Maria Isabel Martinez*



# UNOFFICIAL COPY

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantor (2 of 2)

By: Blanca E. Martinez  
BLANCA E. MARTINEZ

By: Jose de Jesus Herrera  
JOSE DE JESUS HERRERA

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss.

I, Maria Isabel Martinez, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **BLANCA E. MARTINEZ and JOSE DE JESUS HERRERA**, 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

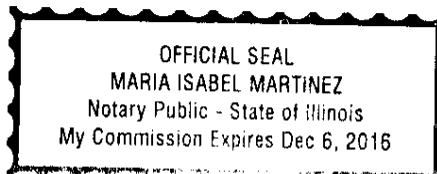
Given under my hand official seal this 11th day of February, 2015.

Maria Isabel Martinez

Notary Public

My commission expires: 12-6-16

Maria Isabel Martinez



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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 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 title to real estate under the laws of the State of Illinois.

Dated 2/10, 2015.

Elia Herrera  
Grantor or Agent

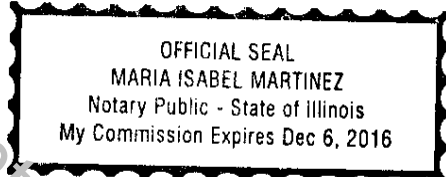
Signature: Jesus J Herrera  
Grantor or Agent

Jose de Jesus Herrera  
Grantor or Agent

Signature: Blanca E Martinez  
Grantor or Agent

Subscribed and sworn to before me by the said, Jesus J. Herrera, Elia Herrera, Blanca E. Martinez & Jose de Jesus Herrera this 11 day of February, 2015.

Notary Public: Maria Isabel Martinez



The GRANTEE 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 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.

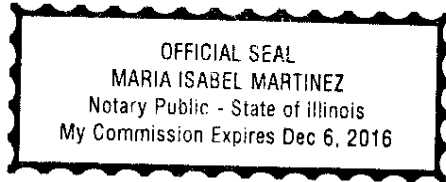
Dated 2/11, 2015.

Signature: Jesus J Herrera  
Grantee or Agent

Signature: Blanca E Martinez  
Grantee or Agent

Subscribed and sworn to before me by the said, Jesus J. Herrera and Blanca E. Martinez this 11 day of February, 2015.

Notary Public: Maria Isabel Martinez



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## AFFIDAVIT - PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

JESUS J. HERRERA, being duly sworn on oath, states that he resides at: 3141 West 54th Place, Chicago, IL 60632 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

*Jesus J. Herrera*

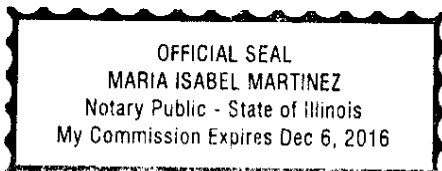
JESUS J. HERRERA

SUBSCRIBED AND SWORN to before me this 11 day of February, 2015.

*Maria Isabel Martinez*

Notary Public

My commission expires: 12-6-16



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## EXHIBIT A LEGAL DESCRIPTION

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot Seventeen (17) in Block Four (4) in A.T. McIntosh Kedzie Avenue Subdivision of the West Nine and One-Half (9 1/2) acres of the South Forty-Two and One-Half (42 1/2) acres of the West Half (W 1/2) of the South West Quarter (SW 1/4) of Section 12, Township 38 North, Range 13 East of the Third Principal Meridian, except from said Nine and One-Half (9 1/2) acres that part thereof lying North of the South line of the North Half (N 1/2) of the West Half (W 1/2) of the South West Quarter (SW 1/4) of said section in Cook County, Illinois, together with all improvements thereon as therewith belonging.

SUBJECT to all covenants, conditions, restrictions and easements of record, if any.

Being the same property conveyed from Alexandra Martinez, a married woman, to Jesus J. Herrera and Blanca E. Martinez, a married couple, dated December 26, 2003, recorded January 21, 2004, as Document No. 0402126014 in Cook County Records.

Assessor's Parcel No: 19-12-326-012-000

Commonly known as: 3141 West 54th Place, Chicago, IL 60632



\*U05159618\*

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