

UNOFFICIAL COPY

Doc#: 1907255033 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/13/2019 09:23 AM Pg: 1 of 5

Dec ID 20190301620299
ST/CO Stamp 1-972-393-376
City Stamp 0-697-169-312

QUITCLAIM DEED 1900908 JLV/RTC

GRANTOR, DAVID MARTINEZ, a married man, joined by his spouse, JANICE MARIE RODRIGUEZ, whose address is 6917 W. Medill Ave., Chicago, IL ~~60607~~ ⁶⁰⁷⁰⁷
JOSEFINA F. MARTINEZ and SALVADOR MARTINEZ, wife and husband (herein, "Grantor"), whose address is 661 Beau Dr., Des Plaines, IL 60016, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, DAVID MARTINEZ, a married man (herein, "Grantee"), whose address is 6917 W. Medill Ave., Chicago, IL ~~60607~~ ⁶⁰⁷⁰⁷, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 6917 W. Medill Ave., Chicago,
IL ~~60607~~ ⁶⁰⁷⁰⁷

Permanent Index Number: 13-31-110-023-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 2 day of March, 2019.

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60606

-When recorded return to:
DAVID MARTINEZ
6917 W MEDILL AVE.
CHICAGO, IL ~~60607~~ ⁶⁰⁷⁰⁷

Send subsequent tax bills to:

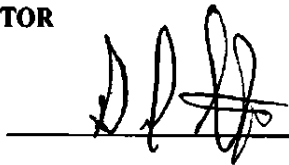
DAVID MARTINEZ
6917 W MEDILL AVE.
CHICAGO, IL ~~60607~~ ⁶⁰⁷⁰⁷

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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GRANTOR



DAVID MARTINEZ

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 3/02/2019, by DAVID MARTINEZ.

[Affix Notary Seal]

Notary Signature: Maria E. Guerrero

Printed name: Maria E. Guerrero

My commission expires: 5/28/2022



GRANTOR



JANICE MARIE RODRIGUEZ

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 3/02/2019, by JANICE MARIE RODRIGUEZ.

[Affix Notary Seal]

Notary Signature: Maria E. Guerrero

Printed name: Maria E. Guerrero

My commission expires: 5/28/2022



Office

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GRANTOR

Josefina Martinez
JOSEFINA F. MARTINEZ

STATE OF Illinois
COUNTY OF COOK

This instrument was acknowledged before me on 3/02/2019, by JOSEFINA F. MARTINEZ.

[Affix Notary Seal]

Notary Signature: Maria E. Guerrero
Printed name: Maria E. Guerrero
My commission expires: 5/28/2022



GRANTOR

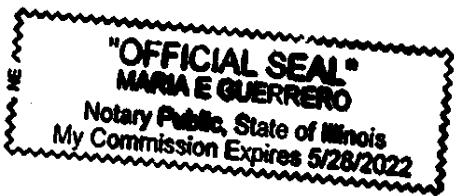
Salvador Martinez
SALVADOR MARTINEZ

STATE OF Illinois
COUNTY OF COOK

This instrument was acknowledged before me on 3/02/2019, by SALVADOR MARTINEZ.

[Affix Notary Seal]

Notary Signature: Maria E. Guerrero
Printed name: Maria E. Guerrero
My commission expires: 5/28/2022



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Josefina Martinez
Signature of Buyer/Seller/Representative

3-2-19
Date

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EXHIBIT A

[Legal Description]

PARCEL 1:

THAT PART OF LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, 32.04 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 76.97 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 31.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2, 77.0 FEET TO THE PLACE OF BEGINNING IN BLOCK 11 IN MONTCLAIRE, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 24.08 FEET (EXCEPT THE NORTH 48 FEET AND THE SOUTH 16.86 FEET THEREOF) OF LOT 2 IN BLOCK 11 IN MONTCLAIRE, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT OF GRANTOR/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.

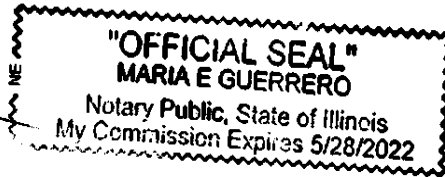
Dated 2/2/19 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

Me by the said Maria E Guerrero

this 2nd day of March, 2019

Notary Public [Signature]



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 3/2/19 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

Me by the said Maria E Guerrero

this 2nd day of March, 2019

Notary Public [Signature]



County Clerk's Office