

WARRANTY DEED  
ILLINOIS STATUTORY



Doc# 1929134058 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2019 10:26 AM PG: 1 OF 3

Mail to:

ISMAEL SEGOVIANO

DAHLIA SEGOVIANO

3215 S. AVERS AVE.

CHICAGO, IL 60623

Name & Address of Taxpayer:

ISMAEL SEGOVIANO

DAHLIA SEGOVIANO

3215 S. AVERS AVE.

CHICAGO, IL 60623

(Space for Recorder's Use)

THE GRANTOR(S), MARIA JUDITH MARTINEZ, IN REGARDS TO OFELIA MARTINEZ UNDIVIDED ONE HALF INTEREST, WHO IS CURRENTLY RESIDING AT 3802 W. 64TH STREET

of the CITY of CHICAGO, County of COOK State of ILLINOIS

for and in consideration of TEN (10.00) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

THE GRANTEE(S), ISMAEL SEGOVIANO and DAHLIA SEGOVIANO, husband and wife,


(Grantee's Address) 2848 S. SAWYER

of the CITY of CHICAGO County of COOK State of IL

in the form of ownership: TENANTS BY THE ENTIRETY

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

LOT 81 IN EDWIN R. FAY'S 31ST STREET RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	15-Oct-2019	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

16-35-111-005-0000 | 20191001613289 | 1-997-352-544

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

REAL ESTATE TRANSFER TAX	15-Oct-2019	
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-35-111-005-0000 | 20191001613289 | 1-899-769-440

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 16-35-111-005-0000

Property Address: 3215 S. AVERS AVE., CHICAGO, IL 60623

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P  
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# UNOFFICIAL COPY

Dated this 24 day of September, 2019

(Seal)

*Maria Judith Martinez*  
\_\_\_\_\_  
MARIA JUDITH MARTINEZ

(Seal)

(Seal)

(Seal)

AS TO OFELIA MARTINEZ UNDIVIDED 1/2 INTEREST

(NOTE: Please type or print names below all signatures.)

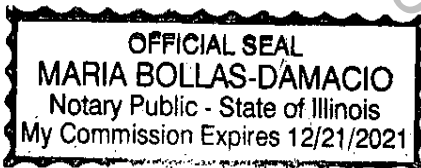
STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
**MARIA JUDITH MARTINEZ AS TO OFELIA MARTINEZ UNDIVIDED 1/2 INTEREST**

personally known to me to be the same person(s) whose name(s) 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 and notarial seal this 24 day of September 2019

(Seal)



*[Signature]*  
\_\_\_\_\_  
Notary Public

My commission expires: 12/21/21

COOK COUNTY / ILLINOIS TRANSFER STAMP  
or

Name & Address of Preparer:  
ANTHONY N PANZICA  
ATTORNEY AT LAW  
2510 W IRVING PARK ROAD STE A  
CHICAGO, IL 60618

Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.  
Date: 9/24 2019  
*Maria Judith Martinez*  
\_\_\_\_\_  
MARIA JUDITH MARTINEZ  
Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

# UNOFFICIAL COPY

## 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 9/24, 2019

Signature:

*Maria Judith Martinez*  
Grantor or Agent

MARIA JUDITH MARTINEZ AS HEIR OF OFELIA MARTINEZ AS TO HER UNDIVIDED ONE HALF

Subscribed and sworn to before me by the said Maria Judith Martinez this 24 day of Sept 2019

*[Signature]*  
Notary Public



The grantee or his agent affirms and verifies that 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 10/9, 2019

Signature:

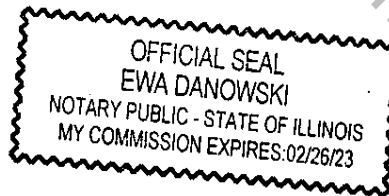
*Ismael Segoviano*  
Grantee or Agent

ISMAEL SEGOVIANO

Subscribed and sworn to before me by the

said \_\_\_\_\_ this 10/9 day of \_\_\_\_\_ 2019

*[Signature]*  
Notary Public



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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]