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Doc#. 2015457150 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 06/02/2020 10:32 AM Pg: 1 of 6

Dec ID 20200301638182

Commitment Number: 100475211 Seller's Loan Number: 8200080548

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605. "4 Coun,

After Recording Return To: National Link 1000 Commerce Drive Suite 300 Pittsburgh, PA 15275

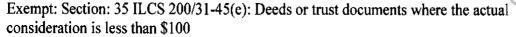
1000 Party

Mail Tax Statements To: SERAFIN MARTINEZ, ALICIA MARTINEZ and SERAFIN MARTINEZ, Jr.: 2229 CLEVELAND ST., EVANSTON, 1L 60202

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 10-24-305-025



QUITCLAIM DEED



SERAFIN MARTINEZ and ALICIA MARTINEZ, a married couple, and AUGUSTIN VERTIZ RAMIREZ, whose mailing address is 2229 CLEVELAND ST., EVANSTON, IL 60202, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to SERAFIN MARTINEZ and ALICIA MARTINEZ, a married couple, and SERAFIN MARTINEZ, Jr., single, (parents and son), for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is 2229 CLEVELAND ST., EVANSTON, IL 60202, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 15 IN BLOCK 3 IN RAY P. TENNE'S FIRST ADDITION TO EVANSTON, BEING

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A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 2229 CLEVELAND STREET, EVANSTON, IL 60202

Being the same property conveyed to SERAFIN MARTINEZ, ALICIA MARTINEZ, and AUGUSTIN VERTIZ RAMIREZ, by deed of Federal Home Loan Mortgage Corporation, recorded (1)1041095 in Cook County Records.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

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<u> </u>	<u>ch 21</u> , 2020:
Sile potre	Alico Materez
SERAFIN MARTINEZ	ALICIA MARTINEZ
agustin Venty AUGUSTIN VERTIZ RAMIREZ	
AUGUSTIN VERTIZ RAMIREZ	
900	
STATE OF IL COUNTY OF COOK	
Ox	. 1
The foregoing instrument was acknowl	edged before me on March 21, 2020
SEDARIN MADTINEZ ALICIA MAI	DTINEZ and AUCUSTIN VEDTIZ DAMIDEZ
SERAFIN MARTINEZ, ALICIA MAI are personally known to me or boxes	RTINEZ and AUGUSTIN VERTIZ RAMIREZ, was produced IC Deluces (1993) as identification, a
serafin martinez, alicia mal are personally known to me or boxy furthermore, the aforementioned persons	RTINEZ and AUGUSTIN VERTIZ RAMIREZ, we produced To house as identification, a layer acknowledged that their signatures were their f
SERAFIN MARTINEZ, ALICIA MAI are personally known to me or boxes	RTINEZ and AUGUSTIN VERTIZ RAMIREZ, we produced To Delug Cicease as identification, a saye acknowledged that their signatures were their f
serafin martinez, alicia mal are personally known to me or boxy furthermore, the aforementioned persons	RTINEZ and AUGUSTIN VERTIZ RAMIREZ, we produced To Music Accesse as identification, a layer acknowledged that their signatures were their full in this instrument.
SERAFIN MARTINEZ, ALICIA MAI are personally known to me or have furthermore, the aforementioned persons and voluntary act for the purposes set for	RTINEZ and AUGUSTIN VERTIZ RAMIREZ, we produced To Guess Accesse as identification, a layer acknowledged that their signatures were their fith in this instrument.
SERAFIN MARTINEZ, ALICIA MAI are personally known to me or have furthermore, the aforementioned persons and voluntary act for the purposes set for EVELYN REYES Official Seal Notary Public - State of Illinois	RTINEZ and AUGUSTIN VERTIZ RAMIREZ, very produced To Marke Accessed as identification, and average acknowledged that their signatures were their fith in this instrument. Notury Public
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MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 3.21-2020

CITY OF EVANSTON **EXEMPTION**

or or Rep.

Cook County Clark's Office Buyer, Scaler or Representative

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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 land trust is either a natural person, and 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	
Signature of Grantor or Agent	
Subscribed and sworn to refore	ÉVELYN REYES
Me by the said Augustic Vactiz Ramirez	Official Seal
this 1 day of March , 2020.	Notary Public State of Illinois My Commission Expires Feb 28, 2021
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 includitile to real estate in Illinois a partnership authorized to do business or 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.

Date 3-21, 2020	(e/4,
Signature of Grantee or Agent	'S
Subscribed and sworn to before Me by the said Scrafin Marknez Jr This 1 day of March, 2020.	EVELYN REVES Official Seal Notary Public – State of Illinus My Commission Expires Feb 28, 2021
NOTARY PUBLIC 26	

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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State of	Pennsylvar	າią
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	nty of <u>Alleghany</u>		SERAFIN MARTINEZ,	
	nes Quigley		AND ALICIA MARTINEZ sworn on oath, states that resides	
		202 That the at	ttached deed is not in violation of 765 ILCS 205/1 for one	
of the	e following reasons:			
1.)	Said Act is not applicable as the grantors own	n no adjoining pr - OR -	roperty to the premises described in said deed;	
	the conveyance falls in one of the following ex		vn by Amended Act which became effective July 17, 1959.	
2.	The division or subdivision of the land into pa streets or easements of access	rcels or tracts of f	five acres or more in size which does not involve any new	
3.	The divisions of lots or blocks of less than one easements of access.	acre in any recor	rded subdivision which does not involve any new streets or	
4.	The sale or exchange or parcels of land be we	en owners of adj	ljoining and contiguous land.	
5.	The conveyance of parcels of land or interests which does not involve any new streets or eas		s right of way fro railroads or other public utility facilities,	
6.	The conveyance of land owned by a railroad of access.	or other public ut	Thity which does not involve any new streets or easements	
7.	The conveyance of land for highway or other for public use or instruments relating to the va		or grants or conveyances relating to the dedication of land appressed with a public use.	
8.	Conveyances made to correct descriptions in p	orior conveyances	s.	
9.	The sale or exchange of parcels or tracts of la and not involving any new streets or easement		e date of the amendatory Ac into no more than two parts	
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.				
CIRCI	LE THE NUMBER ABOVE WHICH IS APPLICABL	E TO THE ATTAC	CHED DEED.	
James Quigley Affiant further state that makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County,				
Illinois, to accept the attached deed for recording.				
			WAY /	
		J	ames Quigley	
SUBS	CRIBED and SWORN to before me	ļ	Commonwealth of Pennsylvania - Notary Seal Jocilyn M. Fledorczyk, Notary Public	
this_	day of April	_, ₂₀ <u>20</u>	Allegheny County My commission expires June 22, 2022 Commission number 1256503	
\rightarrow	Depril (leelisse		Member, Pennsylvania Association of Notaries	