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QUIT CLAIM DEED

oc# 2032140113 Fee \$88.00

SP FEE: \$9.00 RPRF FEE: \$1.00

WARD M. MOODY

OK COUNTY RECORDER OF DEEDS

TE: 11/16/2020 08:30 AM PG: 1 OF 3

THIS INDENTURE, made this 15, day of October, 2020, is among JOSE GAVIRIA, a married person, whose address is 2813 %. Merrimac, Chicago, Illinois 60634 ("Grantor"), and

JOSE GAVIRIA and YISSELY GONZALEZ, husband and wife, as joint tenants not as tenants in common ("Grantees").

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), conveys and quit claims to said Grantees the following described real escate, situated in the County of Cook, in the State of Illinois:

Lot 163 in Collins and Gauntlett's Diversey Avenue subdivision of the South 1/2 of the Northwest 1/4 of Section 29, Township 40 North, Range 13, East of the Third Principal Meridian; situated in the County of Cook and State of Illinois.

P.I.N.:

13-29-124-016-0000

Property Address:

2813 N. Merrimac Avenue, Chicago, Illinois 60634

SUBJECT TO: General real estate taxes for 2020 and subsequent years, and any recorded leases, easements, covenants, conditions, and restrictions.

Exempt from Illinois transfer tax under 35 ILCS 200/31-45, Paragraph (e), of the Illinois Real Estate Transfer Tax Law.

Buyer, Seller, or Representation Date

Quit Claim Deed PIN: 13-29-24-016-0000 Page 1 S <u>3</u> S <u>1</u>

SC___ E___

2032140113 Page: 2 of 3

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The Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

Grantor has caused his name to be signed the day and year first written above.

JOSE GAVIRIA

STATE OF ILLINOIS

).\$\$

COUNTY OF WINNEPAGO

I, the undersigned, a Notary Public in and for said County and State, certify that JOSE GAVIRIA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 5 day of October, 2020.

OFFICIAL SEAL
PATRICIA VOLKERT
Notary Public, State of Illinois
My Commission Expires 11/08/21

Notary Public

This instrument prepared by:

Return this document and Future taxes to:

Attorney Amanda J. Martinez
The Law Office of Amanda Adams Martinez LLC
5732 E. Riverside Blvd., #201
Loves Park, IL 61111
p. 815-491-8065
amartinez@adamsmartinezlaw.com

Jose Gaviria and Yissely Gonzalez 2813 N. Merrimac Ave. Chicago, IL 60634

| REAL ESTATE TRAN | 30-Oct-2020 | |
|--------------------|----------------|---------------|
| | / CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| and the second | TOTAL: | 0.00 * |
| 13-29-124-016-0000 | 20201001644751 | 0-963-949-536 |

| | 1 | 1-Nov-2020 |
|-------------------------|--------------------|------------|
| REAL ESTATE TRANSFER TA | COUNTY: | 0.00 |
| | (LLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| | 20201001644751 1-7 | 97-843-936 |
| 13-29-124-016-0000 | 202010010447371 | |

^{*} Total does not include any applicable penalty or interest due.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

| <u>GRA</u> | NTO | or s | ECTI | <u>ON</u> |
|------------|-----|------|------|-----------|
| | | | | |

| 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 a signment of beneficial interest (ABI) in a land to | ust is either a natural person, an Illinois |
| corporation or fore un corporation authorized to do business or ac | equire and hold title to real estate in Illinois, a |
| partnership authorized v to business or acquire and hold title to | real estate in Illinois, or another entity recognized |
| as a person and authorized on io business or acquire title to real | estate under the laws of the State of Illinois. |
| DATED: October 15 1,27 | SIGNATURE: White J. Matury, agent GRANTOR OF AGENT |
| GRANTOR NOTARY SECTION: The below so alon is to be completted by | the NOTARY who witnesses the GRANTOR signature. |
| Subscribed and sworn to before me, Nr ne of Notary Public: | Patricia Volkert |
| By the said (Name of Grantor): Amanda J. Martinez, Agen | AFFIX NOTARY STAMP BELOW |
| On this date of October 15 1,20 NOTARY SIGNATURE TO TRICK OF LEV | OFFICIAL SEAL PATRICIA VOLKERT Netary Public, State of Illinois My Commission Expires 11/08/21 |
| | |
| GRANTEE SECTION The GRANTEE or her/his agent affirms and verifies that the name | of the GRANTI E shown on the deed or assignment |
| of beneficial interest (ABI) in a land trust is either a natural person | an Illinois corporation of the propertion |
| authorized to do business or acquire and hold title to real estate in | n Illinois, a partnership author and to do business or |
| acquire and hold title to real estate in Illinois or other entity recogn | nized as a person and authorized to to business or |
| acquire title to real estate under the laws of the State of Illinois. | |
| DATED: October , 20 | SIGNATURE: AMANUA . TI, Anturn, agun |
| GRANTEE NOTARY SECTION: The below section is to be completed by | the NOTARY who witnesses the GRANTEE signature. |
| Subscribed and swom to before me, Name of Notary Public: | Patricia Volkert |
| By the said (Name of Grantee): Amanda J. Martinez, Agent | AFFIX NOTARY STAMP BELOW |
| On this date of: October 15 , 20 NOTARY SIGNATURE: AFRICA TIEST | OFFICIAL SEAL PATRICIA VOLKERT Notary Public, State of Illinois My Commission Expires 11/08/21 |
| | |

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 GRANTEE