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Karen A. Yarbrough

Cook County Clerk

Date: 12/15/2020 09:13 AM Pg: 1 of 3

Dec ID 20201101661181

Prepared By:

CAROLE KROHN, ATTORNEY AT LAW

O/B/O BC LAW FIRM, P.A.

415 BLUE SAGE CIRCLE

STEAMBOAT SPRINGS, CO 80488

Recording Requested By/Return to:

ARMANDO MARTINEZ, JR.

21 PLUMROSE LANE

SCHAUMBURG, IL 60194

Space Above This Line For Recording Data

WARRANTY DEED

For good consideration, **ARMANDO MARTINEZ JR., AS SURVIVING JOINT TENANT**, hereby conveys and warrants to **ARMANDO MARTINEZ, JR., A MARRIED MAN**, of 21 PLUMROSE LANE, SCHAUMBURG, IL 60194, the following described real estate in COOK County, State of Illinois, to wit:

LOT 11 IN PLUMROSE SUBDIVISION, BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1990 AS DOCUMENT NO. 90239105 IN COOK COUNTY, IL.

APN: 07-22-206-011-0000`

PROPERTY ADDRESS: 21 PLUMROSE LANE, SCHAUMBURG, IL 60194

[INSERT IF APPLICABLE] Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To Have and to Hold said premises not in tenancy in common but in joint tenancy forever. Subject to general real estate taxes for YEAR and subsequent years and covenants, conditions and restrictions of record, building lines and easements.

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WITNESS my hand and seal this 24 day of Sept, 2020.


 ARMANDO MARTINEZ, JR.

STATE OF ILLINOIS)
) SS.
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **ARMANDO MARTINEZ, JR.**, personally known to me to be the same person(s) whose name(s) are/ is 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. Given under my hand and official seal this date,

September 28th 2020

(seal)




 Notary Public
 My Commission Expires: 10-31-2023

SEND TAX BILLS TO:
 ARMANDO MARTINEZ, JR.
 21 PLUMROSE LANE
 SCHAUMBURG, IL 60194

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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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 September 25th, 2020

Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said Armando Martinez Jr

This 25 day of September, 2020

Notary Public Kimberly L. Kelley Adamowicz



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 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.

Date September 25th, 2020

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said Armando Martinez Jr

This 25 day of September, 2020

Notary Public Kimberly L. Kelley Adamowicz



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