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Doc# 2105706263 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/26/2021 01:47 PM Pg: 1 of 5



Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY

Dec ID 20210201636981
ST/CO Stamp 2-030-933-008
City Stamp 0-673-330-192

THE GRANTOR(S), Bertha R. Martinez a single woman not married or party to a civil union, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Alfredo V. Garcia (GRANTEE'S ADDRESS) 6124 S. Komensk Ave., Chicago, Illinois 60629 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 9 IN BLOCK 2 IN PETER J. O'REILLY'S "EAST BREEFNI" SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: general taxes for the year 2020 and subsequent years, real estate taxes not due and payable at the time of closing. Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways as long as they do not interfere with the current use and enjoyment of the real estate. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 19-15-421-029-0000
Address(es) of Real Estate: 6124 S. Komensky Ave., Chicago, Illinois 60629

Dated this 4th day of January, 2021

Bertha R. Martinez
Bertha R. Martinez

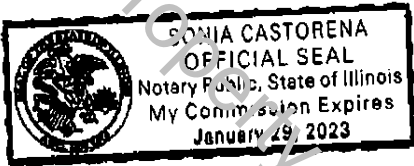
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bertha R. Martinez,

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 4th day of January, 2021



Sonia Castorena (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW
DATE: 1/2/2021

Bertha R. Martinez
Signature of Buyer, Seller or Representative

Prepared By: Victoria I. Perez, P.C.
Attorney at Law
4126 N.Lincoln Ave.
Chicago, Illinois 60618

Mail To:
Alfredo V. Garcia
6124 S. Komensky Ave.
Chicago, Illinois 60629

Name & Address of Taxpayer:
Alfredo V. Garcia
6124 S. Komensky Ave.
Chicago, Illinois 60629

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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 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 January 4th, 2021

Signature Bertha R. Martinez
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID THIS 4th DAY OF January, 2021.

NOTARY PUBLIC Sonia Castorena



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 and hold title to real estate under the laws of the State of Illinois.

Dated January 4th, 2021

Signature Alfredo Garcia
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID THIS 4th DAY OF January, 2021.

NOTARY PUBLIC Sonia Castorena



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.]

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Property of Cook County Clerk's Office





| | |
|-----------------|--------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

19-15-421-029-0000 | 20210201636981 | 0-673-330-192

Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

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|---|---|------------------|------|
|  |  | COUNTY: | 0.00 |
| | | ILLINOIS: | 0.00 |
| | | TOTAL: | 0.00 |
| 19-15-421-029-0000 | 20210201636981 | 2-030-933-008 | |