

# UNOFFICIAL COPY

Doc#: 2110642050 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/16/2021 10:13 AM Pg: 1 of 3

Dec ID 20210401693671

## Quit Claim Deed

### ILLINOIS STATUTORY

#### MAIL TO:

Antonio Martinez and Gabriela  
Martinez  
9190 South Rd #A  
Palos Hills, IL 60465

#### NAME & ADDRESS OF TAXPAYER:

Antonio Martinez and Gabriela  
Martinez  
9190 South Rd #A  
Palos Hills, IL 60465

20-6881

**THE GRANTORS** Antonio Martinez and Augusto Balleno, of the County of Cook and State of Illinois

and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO:

Antonio Martinez and Gabriela Martinez, husband and wife, not as joint tenants, not as tenants in common, but as Tenants by the Entirety, of 9190 South Rd #A Palos Hills, IL 60465,

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

UNIT 9190-A IN THE WOODS EDGE II CONDOMINIUM, AS DELINEATED ON A SURVEY OF CERTAIN PARTS OF LOT "A" (EXCEPT THAT PART FALLING IN KEANE AVENUE) IN MCGRATH AND AHERN SUBDIVISION OF PART OF THE NORTH ½ OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION MADE BY CITIBANK, A CORPORATION OF ILLINOIS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 6, 1976 AND KNOWN AS TRUST NUMBER 10-2189 RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2465046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THE PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

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 the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 23-22-200-045-1065

Property Address: 9190 South Road #A Palos Hills, IL 60465

**\*\*NOT HOMESTEAD FOR AUGUSTO BALLENO**

Dated this 1 day of May, 2020

  
Antonio Martinez  
  
Augusto Balleno

(Seal)



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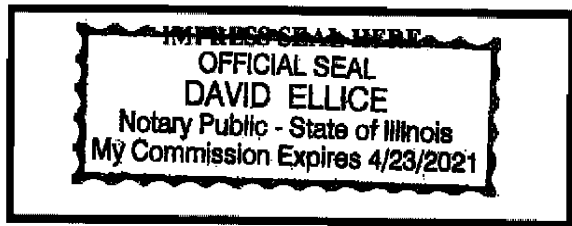
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Antonio Martinez and Augusto Balleno personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 01 day of May, 2020

*David Ellice*

Notary Public  
My commission expires on 04/23/2021



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:  
Justin Berggren  
Attorney at Law  
917 W Diversey Pkwy  
Chicago, IL 60614

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31-45, PROPERTY TAX CODE.  
DATE: 5-5-2020  
*Grace Cruz*  
Signature of Buyer, Seller or Representative.

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

*Return To:*  
Novas Title Company, LLC  
1801 S Meyers Rd.  
Suite 220  
Oakbrook Terrace, IL 60181



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 assignment of beneficial interest (**ABI**) 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 another 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: 5 / 1 / 2020

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.  
Subscribed and sworn to before me, Name of Notary Public: David Elice

By the said (Name of Grantor): Antonio Martinez  
Augusto Balleno

**AFFIX NOTARY STAMP BELOW**

On this date of: 05 / 01 / 2020

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 5 / 1 / 2020

SIGNATURE: [Signature]  
GRANTEE or AGENT

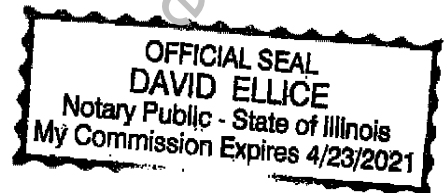
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.  
Subscribed and sworn to before me, Name of Notary Public: David Elice

By the said (Name of Grantee): [Signature] Antonio Martinez  
Gabriela Martinez

**AFFIX NOTARY STAMP BELOW**

On this date of: 05 / 01 / 2020

NOTARY SIGNATURE: [Signature]



**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 **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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)