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2111955025D

Doc# 2111955025 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/29/2021 11:32 AM PG: 1 OF 3

Quit Claim Deed ILLINOIS STATUTORY

A02242021 1/1

THE GRANTOR(S), Guadalupe Martinez, a single woman, 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 conveys, releases and quitclaims to the GRANTEE(S), Guadalupe Martinez, a single woman, of the City of Chicago, County of Cook, State of Illinois and Christian Martinez, a married man, of the Village of Stickney, County of Cook, State of Illinois, not as Tenants in Common, but as Joint Tenants with right of survivorship, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 29 IN SHERIDAN'S SUBDIVISION OF BLOCK 16 IN GOODWIN, BALESTIER AND PHILLIPS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO:

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 16-26-327-014-0000

Property Address: 3039 S. Avers Ave., Chicago, IL 60623

Dated this 12 day of December, 2020

Guadalupe Martinez
Guadalupe Martinez

S 4
P 3
S 4-1
SC
INT JP

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GRANTOR ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Guadalupe Martinez, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of December, 2020.

My commission expires on 2-11-21.

Gladys Iniguez (Notary Public)

EXEMPT under provisions of Chapter 35 Section 200/31-45 E of the ILCS Property Tax Code.

Date: December 12, 2020

Veronica Cape
Signature of Buyer, Seller, or Representative



Prepared By:
Legal Advocate Solutions
10024 S. Kedzie Avenue
Evergreen Park, IL 60805

Mail to:
Guadalupe Martinez
Christian Martinez
3039 S. Avers, Ave.
Chicago, IL 60623

REAL ESTATE TRANSFER TAX		10-Mar-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
16-26-327-014-0000 20210201642939 2-005-908-496		
* Total does not include any applicable penalty or interest due.		

Name & Address of Taxpayer:
Guadalupe Martinez
Christian Martinez
3039 S. Avers, Ave.
Chicago, IL 60623

REAL ESTATE TRANSFER TAX		10-Mar-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-26-327-014-0000 20210201642939 0-797-901-328		

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STATEMENT BY GRANTOR AND GRANTEE

The grantor and 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 Illinois.

Date: 12-12-20

Signature: *Geadalope Martinez*
Grantor or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME BY THE SAID GRANTOR
THIS 12th DAY OF December, 2020.

Gladys Iniguez
NOTARY PUBLIC



The grantee and his agent affirms and verifies that 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 Illinois.

Date: 12-12-20

Signature: *[Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME BY THE SAID GRANTEE
THIS 12th DAY OF December, 2020.

Gladys Iniguez
NOTARY PUBLIC



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 offences

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.]