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21165190240

Doc# 2116519024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/14/2021 11:16 AM PG: 1 OF 4

Commitment Number: IL21104261

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605. File Number: IL21104261.

Record and Return To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 101
Coraopolis, PA 15108

Mail Tax Statements To: **Rodolfo Martinez and Celina Martinez: 2121 N Leamington Ave, Chicago, IL 60639-3141**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-33-216-014-0000**

SPECIAL/LIMITED WARRANTY DEED

Exempt: Section 35 ILCS 200/31-45(e): consideration less than \$100

Rodolfo Martinez and Celina Martinez and J. Jesus Partida, hereinafter grantors, whose tax-mailing address is **2121 N Leamington Ave, Chicago, IL 60639-3141**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant with covenants of limited warranty to **Rodolfo Martinez and Celina Martinez**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **2121 N Leamington Ave, Chicago, IL 60639-3141**, the following real property:

All interest in the following described Real Estate situated in Cook County, Illinois, commonly known as: LOT 13 IN RICHARD CURRAN'S RESUBDIVISION OF LOTS 1 TO 17 INCLUSIVE, IN BLOCK 9, ALSO LOTS 25 TO 35, INCLUSIVE, AND LOTS 37 TO 48 INCLUSIVE, IN BLOCK 10, IN CHICAGO LAND INVESTMENT COMPANY'S SUBDIVISION, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE

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THIRD PRINCIPAL MERIDIAN, IN COOK. COUNTY, ILLINOIS. Tax ID: 13-33-216-014-0000

Property Address is: 2121 N Leamington Ave, Chicago, IL 60639-3141

Prior instrument reference: 916341009

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on may 21, 2021 :

Rodolfo Martinez
Rodolfo Martinez

Celina Martinez
Celina Martinez


J. Jesus Partida
J. Jesus Partida



STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me on may 21, 2021 by **Rodolfo Martinez, Celina Martinez and J. Jesus Partida** who are personally known to me or have produced A D1 as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



| REAL ESTATE TRANSFER TAX | | 14-Jun-2021 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

| REAL ESTATE TRANSFER TAX | | 14-Jun-2021 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

13-33-216-014-0000 | 20210601663741 | 0-579-298-576

13-33-216-014-0000 | 20210601663741 | 0-990-766-352

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

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 5.21.21

Radalt Martin

Buyer, Seller or Representative

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 or assignment of beneficial interest in land trust is either a natural person, and 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 05/21, 2021

Rodolfo Martinez, Alicia Martinez, Jesus Partida
Signature of Grantor or Agent

Subscribed and sworn to before

Me by the said Rodolfo Martinez, Alicia Martinez, Jesus Partida
this 21 day of May
2021



NOTARY PUBLIC _____

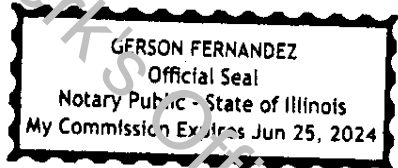
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date 05/21, 2021

Rodolfo Martinez, Alicia Martinez
Signature of Grantee of Agent

Subscribed and sworn to before

Me by the said Rodolfo Martinez, Alicia Martinez
This 21 day of May
2021



NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)