

UNOFFICIAL COPY

Doc#: 2122341482 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2021 04:30 PM Pg: 1 of 3

Dec ID 20210801631455

21 HST 11827
QUIT CLAIM DEED
Statutory (Illinois)
(Individual to Individual)

Above Space for Recorder's use only

THE GRANTORS, TIFFANY M. MARTINEZ and ABIGAIL COLON, both single persons, of the City of Berwyn, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable consideration to them, in hand paid,

CONVEY AND QUIT CLAIM to Tiffany M. Martinez
1523 Euclid Avenue
Berwyn, IL 60402

the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

LOT 31 IN WESLEY AVENUE SUBDIVISION OF BLOCK 58 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

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 forever.

Permanent Index Number: 16-19-225-010-0000
Address of Real Estate: 1523 Euclid Avenue, Berwyn, IL 60402

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 2 OF THE BERWYN CITY
CODE SEC 888.06 AS A REAL ESTATE
TRANSACTION
DATE 8-05-2021 TELLER AB

Dated this 27 day of July, 2021

Tiffany M. Martinez (SEAL)
Tiffany M. Martinez

Abigail Colon (SEAL)
Abigail Colon

1 of 2

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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: 07 | 27 | 2021

SIGNATURE: *Abigail Colon*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. *Tiffany M. Martinez*

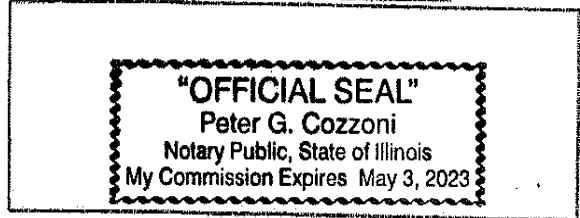
Subscribed and sworn to before me, Name of Notary Public: PETER G. COZZONI

By the said (Name of Grantor): TIFFANY M. MARTINEZ
ABIGAIL COLON

On this date of: 07 | 27 | 2021

NOTARY SIGNATURE: *Peter G. Cozzoni*

AFFIX NOTARY STAMP BELOW



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: 07 | 27 | 2021

SIGNATURE: *Tiffany M. Martinez*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

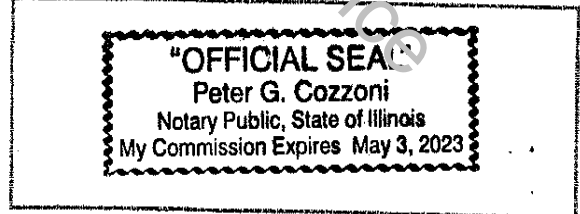
Subscribed and sworn to before me, Name of Notary Public: PETER G. COZZONI

By the said (Name of Grantee): TIFFANY M. MARTINEZ

On this date of: 07 | 27 | 2021

NOTARY SIGNATURE: *Peter G. Cozzoni*

AFFIX NOTARY STAMP BELOW



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)**)