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After Recording Return to:

First American Title
Attn: Recording Team
4795 Regent Blvd.
Irving, TX 75063

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL. Bar ID No. 6280331

Mail Tax Statements To:

Celso M. Martinez
3137 N. Major Ave.
Chicago, IL 60634

Tax Parcel ID Number:

13-29-206-013-0000

Order Number:

1210109LV



Doc# 2131915010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/15/2021 10:12 AM PG: 1 OF 4

QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Celso m martinez Dated: 07-28-21
CELSO M. MARTINEZ

Dated this 28 day of JULY, 2021, WITNESSETH, that **CELSO M. MARTINEZ**, who acquired title as Celso Martinez and **ELVIA DIAZ MEDINA**, who acquired title as Elvia Martinez, husband and wife as tenants by the entirety, whose address is 3137 N. Major Ave., Chicago, IL 60634, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby, grant, bargain, sell, assign, remiss, release, convey and confirm unto **CELSO M. MARTINEZ AND ELVIA DIAZ MEDINA, husband and wife as tenants by the entirety**, address is 3137 N. Major Ave., Chicago, IL 60634, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 3137 N. Major Ave., Chicago, IL 60634, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantors on the date first written above.

Grantors:

Celso Martinez
CELSO M. MARTINEZ

Elvia Diaz Medina
ELVIA DIAZ MEDINA fka ELVIA MARTINEZ

STATE OF Illinois)
COUNTY OF Cook)

ss.

I, *Keli L. Hill*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **CELSO M. MARTINEZ** and **ELVIA DIAZ MEDINA fka ELVIA MARTINEZ**, whose identity was proven through identification shown 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 he/she signed, sealed and delivered the said instrument as his/her 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 official seal this *28th* day of *July*, 20*21*.



Keli L. Hill
Notary Public
My commission expires *01/25/2025*

REAL ESTATE TRANSFER TAX		12-Nov-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

REAL ESTATE TRANSFER TAX		15-Nov-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-29-206-013-0000 | 20211001608408 | 0-198-122-640

13-29-206-013-0000 | 20211001608408 | 1-675-336-848

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



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EXHIBIT A LEGAL DESCRIPTION

The Land referred to herein below is situated in the Township of Jefferson, City of CHICAGO, County of Cook, State of Illinois, and is described as follows:

LOT 3 IN REGAN'S RESUBDIVISION OF LOTS 11 TO 46, BOTH INCLUSIVE IN BLOCK 2 IN SCHERENBERG'S SUBDIVISION OF BLOCK 1 OF KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 13-29-206-013-0000

Commonly known as 3137 N. Major Ave., Chicago, IL 60634



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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 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 7-28, 2021

Celso M Martinez

Signature: Elvia Diaz Medina
Grantor or Agent

Subscribed and sworn to before me Keli L Hill
By the said Celso m. martinez and Elvia Diaz Medina.
This 28th day of July, 2021
Notary Public Keli L Hill



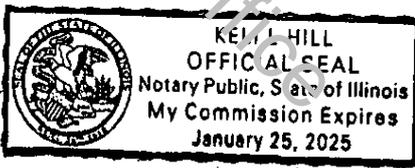
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 07-28-21, 2021

Elvia Diaz Medina

Signature: Celso m Martinez
Grantee or Agent

Subscribed and sworn to before me Keli L Hill
By the said Elvia Diaz Medina and Celso m. martinez
This 28th day of July, 2021
Notary Public Keli L Hill



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.)