

# UNOFFICIAL COPY

Doc#: 2202513445 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/25/2022 03:45 PM Pg: 1 of 4

**After Recording Return to:**

HBI Title Services, Inc.  
7 Easton Oval  
Dept. EA5E301  
Columbus, OH 43219

Dec ID 20220101603117

**Instrument Prepared By:**

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

City Stamp 1-809-866-384

**Mail Tax Statements To:**

Alma Martinez  
7009 West Farragut Avenue  
Chicago, IL 60656

**Tax Parcel ID Number:**

13-07-131-018-0000

**Order Number:**

R21-173333-D

## QUITCLAIM DEED

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

By: Alma Martinez Dated: 12/27/2021  
ALMA MARTINEZ

Dated this 27 day of DEC, 2021, WITNESSETH, that **ALMA MARTINEZ and HUGO ENRIQUE MARTINEZ, wife and husband**, whose address is 7009 West Farragut Avenue, Chicago, IL 60656, 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 **ALMA MARTINEZ, married**, whose address is 7009 West Farragut Avenue, Chicago, IL 60656, 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 7009 West Farragut Avenue, Chicago, IL 60656, and legally described as follows, to wit:

The following described property:

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

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



PCL

R21-173333DQTC01010103

# UNOFFICIAL COPY

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 Grantor on the date first written above.

**Grantors:**

*Alma Martinez*  
**ALMA MARTINEZ**

*Hugo Enrique Martinez*  
**HUGO ENRIQUE MARTINEZ**


STATE OF \_\_\_\_\_ )  
COUNTY OF *Cook* ) ss.

I, *Anna Binkowicz*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **ALMA MARTINEZ and HUGO ENRIQUE 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 *27* day of *Dec* 20*21*.



*Anna Binkowicz*  
**Notary Public**  
My commission expires *12/31/22*

REAL ESTATE TRANSFER TAX	20-Jan-2022
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

13-07-131-018-0000 | 20220101603117 | 1-809-866-384

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



PCL

R21-173333DQTC01010203

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

Lot 4 in Block 7 in McCollam and Kruggel's Addition to Norwood Park in the Northwest  $\frac{1}{4}$  of Section 7, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office



PCL

R21-173333DQTC01010303

# UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Dated 1-6, 22 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Becky Harman  
this 6 day of Jan  
22

[Signature]  
Notary Public

ALAN HODGKINS  
Notary Public, State of Ohio  
Commission Expires 9-26-24

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 and hold title to real estate under the laws of the State of Illinois.

Dated 1-6-, 22 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Becky Harman  
this 6 day of Jan  
22

[Signature]  
Notary Public

ALAN HODGKINS  
Notary Public, State of Ohio  
Commission Expires 9-20-24

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.]