


# UNOFFICIAL COPY

Doc#: 2205617035 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/25/2022 10:59 AM Pg: 1 of 5

WF-267754-0

Exempt under provisions of Paragraph  
E, Section 31-45, Property Tax Code.

Dec ID 20220201634868

  
Buyer, Seller, or Representative

When recorded, return deed to:  
Doma Insurance Agency, Inc.  
FKA States Title Agency, Inc.  
Recording Dept.  
4 Park Plaza, Suite 1500  
Irvine, CA 92614

Mail tax bills to:  
550 West Lodge Trail, Unit A,  
Wheeling, IL 60090

Prepared by Patrick Goodwin  
c/o Betters Law Firm PLLC  
800 Town & Country Blvd, Suite 500  
Houston, TX 77024

Space above this line for Recorder's Use

## QUITCLAIM DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Martina Avila, an unmarried woman, whose address is 550 West Lodge Trail, Unit A, Wheeling, IL 60090 ("Grantor(s)"), does hereby convey and quitclaim to Martina Avila, an unmarried woman, and Andres Gomez, an unmarried man, as joint tenants with right of survivorship, with an address of 550 West Lodge Trail, Unit A, Wheeling, IL 60090 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 1-10-01A AS DELINEATED ON SURVEY OF CERTAIN LOTS IN TAHOE VILLAGE SUBDIVISION OF PART OF NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUG. 20, 1971 AND KNOWN AS TRUST NO. 42930 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22270823 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE IN INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE

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COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor by instrument recorded on 07/10/1999 at Instrument Number: 99951394 with the Recorder of Cook County, Illinois.

Permanent Index No: 03-09-308-096-1046

Property Address: 550 West Lodge Trail, Unit A, Wheeling, IL 60090. This address is provided for informational purposes only

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 18 day of February, 2022

[Signature Page Follows]

FILE WF-267754-0

Property of Cook County Clerk's Office

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GRANTOR(S):

Martina Avila

Martina Avila

### ACKNOWLEDGMENT

STATE OF ILLINOIS )

COUNTY OF Cook )

This instrument was acknowledged before me on this 18 day of February, 2022, Martina Avila.

Ismael Sulo

Notary Public



My Commission Expires: 12/31/2024

This instrument was prepared by Patrick Goodwin, a licensed attorney in this state, c/o Better Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterlawfirm.com, 713-360-6290 (without the benefit of title review). Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Better Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterlawfirm.com, 713-360-6290.

\*\*\* Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.\*\*\*

2/21/22  
Date

[Signature]  
Buyer, Seller, or Representative

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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: 02/18/2022

SIGNATURE: Martina Avila

GRANTOR or AGENT

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

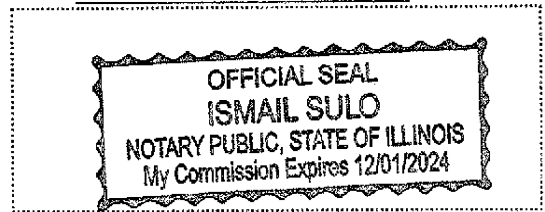
Subscribed and sworn to before me, Name of Notary Public: ISMAIL SULO

By the said (Name of Grantor): MARTINA AVILA

On this date of: 02/18/2022

NOTARY SIGNATURE: Ismail Sullo

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 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: 02/18/2022

SIGNATURE: Martina Avila

GRANTEE or AGENT

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

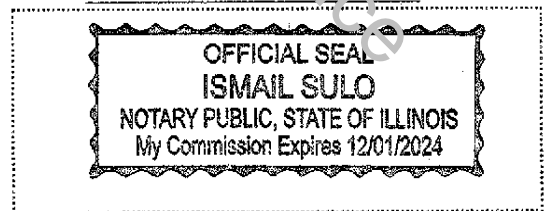
Subscribed and sworn to before me, Name of Notary Public: ISMAIL SULO

By the said (Name of Grantor): MARTINA AVILA  
ANDRES GOMEZ

On this date of: 02/18/2022

NOTARY SIGNATURE: Ismail Sullo

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)

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

MARTINA AVILA, ANDRES GOMEZ, being  
duly sworn on oath, states that they resides at 550 W Lodge Trl Apt A. That the  
attached deed is not in violation of 765 ILCS 205/ 1 for one of the following reasons: Wheeling IL 60090

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange or parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that they makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Martina Avila

SUBSCRIBED and SWORN to before me

this 18 day of February, 2022

Ismael Sulo

