

UNOFFICIAL COPY

Doc#: 2210117211 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/11/2022 03:19 PM Pg: 1 of 3

Dec ID 20220401676358
ST/CO Stamp 0-001-201-040
City Stamp 2-070-893-456

QUIT CLAIM DEED

THE GRANTORS,
Margarito Martinez and Leticia Alvear,
husband and wife,

of 4545 S. Talman Avenue, City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS and NO/100's, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to **Leticia Alvear, a married woman,** of 4545 S. Talman Avenue, Chicago, Illinois 60632, the following described Real estate situated in the County of Cook in the State of Illinois, to wit: *(See reverse side for legal description.)* hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 19-01-419-016-0000

Address(es) of Real Estate: 4545 S. Talman Avenue, Chicago, Illinois 60632 .

DATED this 25th day of March, 2022.

MARGARITO MARTINEZ (SEAL)
Margarito Martinez

Leticia Alvear (SEAL)
Leticia Alvear

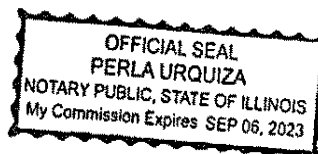
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Margarito Martinez and Leticia Alvear, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 and official seal, this 25th day of March, 2022.

Commission expires SEP 06, 2023

[Signature]
NOTARY PUBLIC



A04062022-2

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Legal Description



of the premises commonly known as: 4545 S. Talman Avenue, Chicago, Illinois 60632


LOT 16 IN BLOCK 1 IN JOHN M. TANANEVICZ'S SUBDIVISION OF THE NORTH 8 ACRES OF THE SOUTH 28 ACRES OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-01-419-016-0000

Exempt under the provisions of paragraph (e) of 35 ILCS 200/31-45.

Leticia Alvear 3-25-22
Leticia Alvear (date)

REAL ESTATE TRANSFER TAX		11-Apr-2022	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
19-01-419-016-0000 20220401676358 0-001-201-040			

REAL ESTATE TRANSFER TAX		11-Apr-2022	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00 *
19-01-419-016-0000 20220401676358 2-070-893-456			

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

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

Leticia Alvear
4545 S. Talman Avenue
Chicago, IL 60632

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STATEMENT BY GRANTOR AND GRANTEE

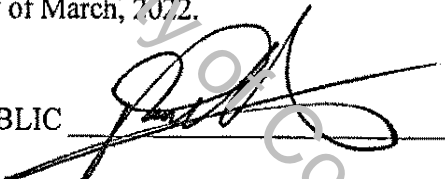
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 25th, 2022

Signature: MARGARITO MARTINEZ
Margarito Martinez - Grantor

Subscribed and sworn to before me by the said Margarito Martinez this 25th day of March, 2022.

NOTARY PUBLIC



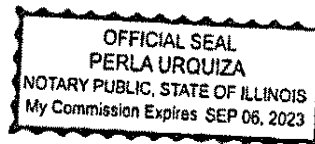
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 March 25th, 2022

Signature: Leticia Alvear
Leticia Alvear - Grantee

Subscribed and sworn to before me by the said Leticia Alvear this 25th day of March, 2022.

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.)