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Doc#: 2216506359 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2022 01:25 PM Pg: 1 of 5

Dec ID 20220601645710

City Stamp 0-564-932-688

File Number: ORG-276852

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law,
101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

Mail Tax Statements To: JOHANNA HERNANDEZ-MARTINEZ and JOSE A
MARTINEZ, JR: 2107 North Leamington Avenue, Chicago, IL 60639

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-33-216-019-0006

QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

JOHANNA HERNANDEZ-MARTINEZ who acquired title as **Johanna Garcia**, married, hereinafter grantor, whose tax-mailing address is **2107 North Leamington Avenue, Chicago, IL 60639**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **JOHANNA HERNANDEZ-MARTINEZ** and **JOSE A. MARTINEZ, JR.**, wife and husband, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **2107 North Leamington Avenue, Chicago, IL 60639**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit: Lot 18 in Richard Curran's resubdivision of Lots 1 to 17 inclusive in Block 9 and Lots 25 to 35 and 37 to 48 all inclusive in Block 10 all in Chicago Land Investment Company's Subdivision in the North East Quarter of Section 33, Township 40 North,

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Range 13 East of the Third Principal Meridian, in Cook County, Illinois. APN: 13-33-216-019-0000

Property Address is: 2107 North Leamington Avenue, Chicago, IL 60639

Prior instrument reference: **0805616062**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

REAL ESTATE TRANSFER TAX		13-JUN-2022
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *



13-33-216-019-0000 | 20220601645710 | 0-564-932-688

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

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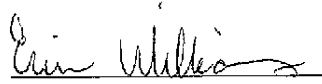
Executed by the undersigned on 12/22, 2021:



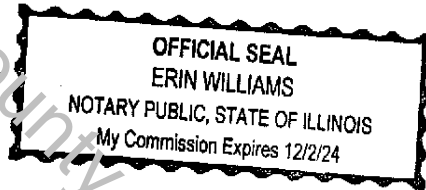
JOHANNA HERNANDEZ-MARTINEZ

STATE OF IL
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 12-22-2021, 2021 by **JOHANNA HERNANDEZ-MARTINEZ** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 6/9/22


Buyer, Seller or Representative

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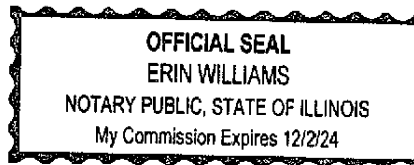
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STATEMENT BY GRANTOR AND GRANTEE

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 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 12/22, 2021

[Signature]
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Juan Hernandez-Martinez
this 22 day of December,
2021.

NOTARY PUBLIC [Signature]

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 12-22, 2021

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before Jose Martinez Jr
Me by the said Juan Hernandez-Martinez
This 22 day of December,
2021.

NOTARY PUBLIC [Signature]

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.)

