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Doc#: 2221512099 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/03/2022 07:20 AM Pg: 1 of 3



Dec ID 20220801698552
ST/CO Stamp 0-611-369-552
City Stamp 0-937-853-520

National Title Solutions, Inc.

QUIT CLAIM DEED ILLINOIS STATUTORY Individual

File Number: 2022-3138

THE GRANTOR(S) HECTOR MARTINEZ SANTANA, MARRIED TO ANGELICA MOJICA, ROSALBA FERNANDEZ, MARRIED TO JAVIER FERNANDEZ, AND DENNY H. MARTINEZ N/K/A DENNY MARTINEZ, AN UNMARRIED MAN, AS JOINT TENANTS, whose address is 5167 West Saint Paul Avenue, Chicago, IL 60639, of the County of Cook, State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to DENNY MARTINEZ, AN UNMARRIED MAN, AND ROSALBA FERNANDEZ, MARRIED TO JAVIER FERNANDEZ, AS JOINT TENANTS, whose address is 5167 West Saint Paul Avenue, Chicago, IL 60639 of the County of Cook, State of Illinois. All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 22 IN BLOCK 6 IN CRAGIN, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-33-415-003-0000

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

Permanent Real Estate Index Number(s): 13-33-415-003-0000
Address(es) of Real Estate: 5167 West Saint Paul Avenue, Chicago, IL 60639

EXEMPT UNDER PROVISIONS OF
Paragraph E Section 31-45
Property Tax Code:

Date 7/27/2022

Hector Martinez
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	02-Aug-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	02-Aug-2022
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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Dated this 23rd day of July, 2022.

Hector Martinez
HECTOR MARTINEZ SANTANA

Angelica Mojica
ANGELICA MOJICA

Rosalba Fernandez
ROSALBA FERNANDEZ

Javier Fernandez
JAVIER FERNANDEZ

Denny Martinez
DENNY H. MARTINEZ N/K/A DENNY MARTINEZ

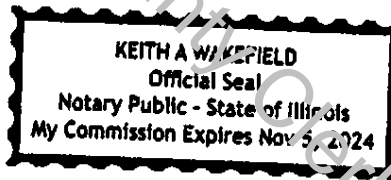
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT HECTOR MARTINEZ SANTANA, ANGELICA MOJICA, ROSALBA FERNANDEZ, JAVIER FERNANDEZ AND DENNY H. MARTINEZ N/K/A DENNY MARTINEZ personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me by means of () physical presence or () online notarization, 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 23rd day of July, 2022
Keith A Wakefield (Notary Public)

After Recording, Return To:

National Title Solutions, Inc.
235 Remington Blvd., Ste. C
Bolingbrook, IL 60440



Prepared By:

Meghan Stokes
Law Office of Meghan Stokes LLC
3452 N Kolmar Ave.
Chicago, IL 60641

Mail Tax Bill(s) To:

Denny Martinez and Rosalba Fernandez
5167 West Saint Paul Avenue
Chicago, IL 60639

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY 265 ILCS 603-0/20 (from Ch. 24, par. 3-0020)

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: 7/23/2022

SIGNATURE: Andrew Baird

GRANTOR or AGENT

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

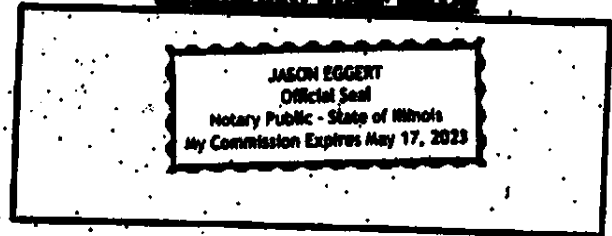
Subscribed and sworn to before me, Name of Notary Public:

Jason Eggert

By the said (Name of Grantor):

APPLY NOTARY STAMP BELOW

On this date of: 7/29/2022



NOTARY SIGNATURE:

[Signature]

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 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: 7/23/2022

SIGNATURE: Andrew Baird

GRANTEE or AGENT

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

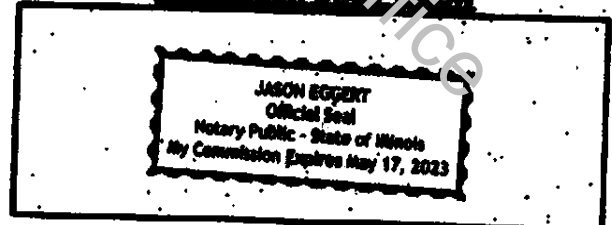
Subscribed and sworn to before me, Name of Notary Public:

Jason Eggert

By the said (Name of Grantee):

APPLY NOTARY STAMP BELOW

On this date of: 7/29/2022



NOTARY SIGNATURE:

[Signature]

CRIMINAL LIABILITY NOTICE

Pursuant to Section 265 ILCS 603-0/20 (2020), 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: (265 ILCS 202/Art. 21)