

UNOFFICIAL COPY

Doc#: 2232141014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2022 09:26 AM Pg: 1 of 4

This Transaction Exempt
Pursuant to Real Estate
Transfer Tax Law,
Section 31-45,
Paragraph e, and Cook
County Ordinance No.
95104.

Dec ID 20221101693172
ST/CO Stamp 0-015-989-072
City Stamp 2-138-306-896

DATE: 10/07/2022
SIGNED: *Marta E. Rodriguez*

QUIT CLAIM DEED
(Individual to Trust)

THE GRANTOR, **MARTHA E. RODRIGUEZ**, married to **GONZALO MIGUEL MONTOYA RAMIREZ**, of 434 Ashbury Drive, Hinsdale, Illinois 60521, for the consideration of ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to **MARTHA E. RODRIGUEZ**, not individually, but as Trustee of the **MARTHA E. RODRIGUEZ TRUST u/a/d October 7, 2022**, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 434 Ashbury Drive, Hinsdale, Illinois 60521, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO

SAID PROPERTY IS NOT HOMESTEAD PROPERTY

Property Address: 812 W. Van Buren, Unit 4C and Parking G7
Chicago, IL 60607

Permanent Index No. 17-17-228-020-1022 and 17-17-228-020-1053

DATED this 7th day of October 2022.

Marta E. Rodriguez
MARTHA E. RODRIGUEZ

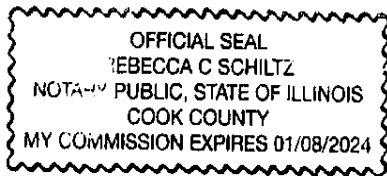
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MARTHA E. RODRIGUEZ**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notary Seal this 7th day of October 2022.

Commission Expires:



Rebecca C Schiltz

NOTARY PUBLIC

Address of Property:
812 W. Van Buren Unit4c/G7
Chicago, IL 60607

(Mail To:)
This instrument prepared by:
Marc L. Gugliuzza, Esq.
1550 Spring Road
Suite 120
Oak Brook, IL 60523

Send Subsequent Tax Bill To:
MARTHA E. RODRIGUEZ, TRUSTEE
434 Ashbury Drive
Hinsdale, IL 60521

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PARCEL 1:

UNIT NUMBER 4C AND 0-7 IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10; 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH, 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FEET; THENCE EAST, 19.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR 3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY"

**COMMONLY KNOWN AS 812 WEST VAN BUREN, CHICAGO,
UNITS: 4C AND 07**

**PERMANENT REAL ESTATE INDEX NO.: 1717-228-020-1022
1717-228-020-1053**

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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: 10 | 07 | 2022

SIGNATURE: Maitha E. Rodriguez / R Schiltz
GRANTOR or AGENT

Guiliver Law PC

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:

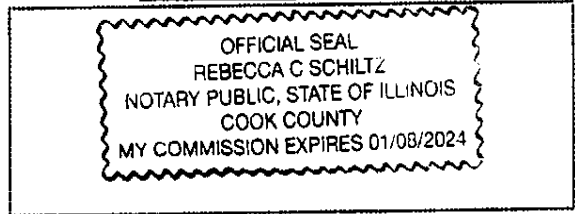
Rebecca C Schiltz

By the said (Name of Grantor): Maitha E. Rodriguez

On this date of: 10 | 07 | 2022

NOTARY SIGNATURE: Rebecca C Schiltz

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 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: 10 | 07 | 2022

SIGNATURE: Maitha E. Rodriguez / R Schiltz
GRANTEE or AGENT

Guiliver Law PC

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:

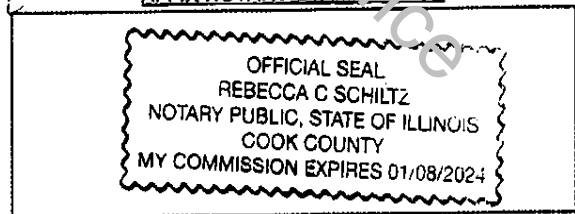
Rebecca C Schiltz

By the said (Name of Grantee): Maitha E. Rodriguez

On this date of: 10 | 07 | 2022

NOTARY SIGNATURE: Rebecca C Schiltz

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)**)