

# UNOFFICIAL COPY

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

Doc#: 2232155013 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/17/2022 09:26 AM Pg: 1 of 4

Dec ID 20221101693192  
ST/CO Stamp 0-975-308-112  
City Stamp 1-974-466-896

DATE: 10-07-2022  
SIGNED: Martha 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: 843 West Adams, Unit 409, Chicago, IL 60607

Permanent Index No. 17-17-221-014-1027

DATED this 7<sup>th</sup> day of October 2022.

  
MARTHA E. RODRIGUEZ

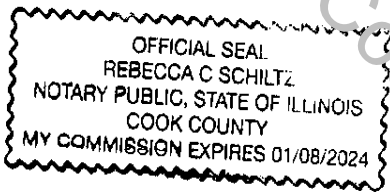
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STATE OF ILLINOIS    )  
  ) SS  
COUNTY OF COOK        )

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 7<sup>th</sup> day of October 2022.

Commission Expires: *Jan 8, 2024*



*Rebecca C Schiltz*  
\_\_\_\_\_  
NOTARY PUBLIC

Address of Property:  
843 West Adams, Unit 409  
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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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 409 IN THE OLYMPIA LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 (EXCEPT THE WEST 9 FEET THEREOF TAKEN FOR ALLEY) IN BLOCK 12 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER - 08050503, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P2-13 and S-409 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER - 08050503.

Subject to: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois Condominium Property Act; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building law and ordinances; (h) easements, if any; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgages, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part; and (n) encroachments, if any. The Tenant of the Unit had no right of First Refusal.

Party of the first part also hereby grants to the party of the second part, his/her/their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and the party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

**COMMON ADDRESS:** Unit 409, 843 West Adams,  
Chicago, Illinois 60607

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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 | 20 22

SIGNATURE: Martha E. Rodriguez / R Schiltz  
GRANTOR or AGENT *Gushvoralaw PC*

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

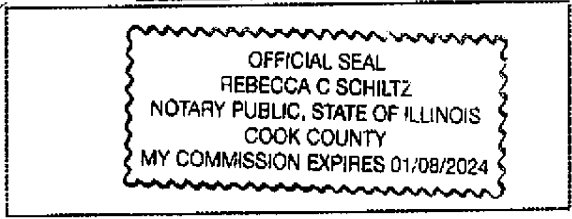
Subscribed and sworn to before me, Name of Notary Public: Rebecca C Schiltz

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

On this date of: 10 | 07 | 20 22

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 | 20 22

SIGNATURE: Martha E. Rodriguez / R Schiltz  
GRANTEE or AGENT *Gushvoralaw PC*

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

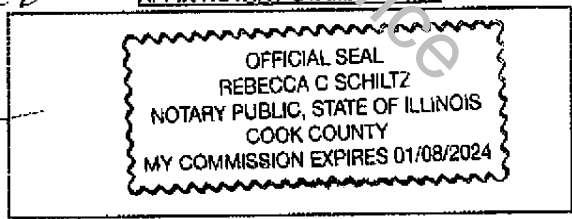
Subscribed and sworn to before me, Name of Notary Public: Rebecca C Schiltz

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

On this date of: 10 | 07 | 20 22

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)**)