

UNOFFICIAL COPY

Doc#: 2235528423 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2022 03:16 PM 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 20221201617433
ST/CO Stamp 1-338-727-760
City Stamp 1-248-222-544

DATE: 12/21/2022
SIGNED: Nehenna C. Silvestri

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 **GONZALO MIGUEL MONTOYA RAMIREZ** and **MARTHA E. RODRIGUEZ**, not individually, but as Co-Trustees of the **RODRIGUEZ-MONTOYA FAMILY 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: 1222 South Avers Avenue, Chicago, IL 60623

Permanent Index No. 16-23-102-027-0000

DATED this 21 day of November 2022.

MARTHA E. RODRIGUEZ
MARTHA RODRIGUEZ

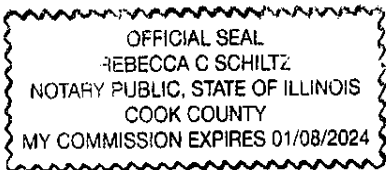
UNOFFICIAL COPY

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 RODRIGUEZ**, personally known to me to be the same person whose names are 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 21st day of November 2022.

Commission Expires: Jan 8, 2024



Rebecca C Schiltz
NOTARY PUBLIC

Address of Property:
1222 South Avers Avenue
Chicago, IL 60623

(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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EXHIBIT A

LEGAL DESCRIPTION

LOT 15 IN BLOCK 3 IN FRANK WELLS AND COMPANY'S BOULEVARD
SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23,
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

ADDRESS: 1222 South Avers Avenue
Chicago, Illinois 60623

PIN: 16-23-102-027-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: 11 | 21 | 2022

SIGNATURE: Martha Rodriguez / R. Schiltz
GRANTOR or AGENT *English 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:

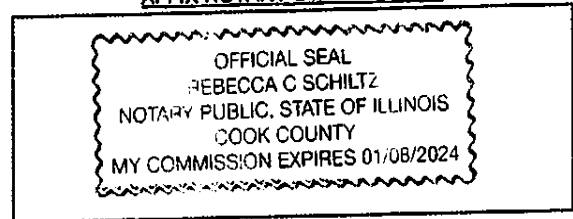
By the said (Name of Grantor): Martha Rodriguez

On this date of: 11 | 21 | 2022

NOTARY SIGNATURE: Rebecca C Schiltz

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: 11 | 21 | 2022

SIGNATURE: Martha Rodriguez / R. Schiltz
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:

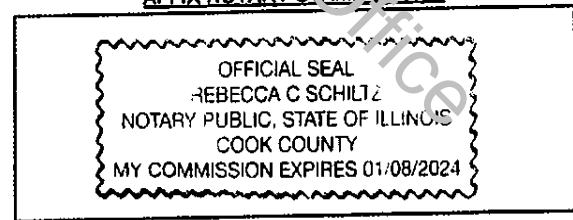
By the said (Name of Grantee): Martha Rodriguez

On this date of: 11 | 21 | 2022

NOTARY SIGNATURE: Rebecca C Schiltz

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)