

# UNOFFICIAL COPY

Doc#. 2300646074 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/06/2023 10:58 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 20230101626358  
ST/CO Stamp 0-769-139-536  
City Stamp 0-340-771-664

DATE: 11/21/2022  
SIGNED: Rebecca Schult

## QUIT CLAIM DEED (Individual to Trust)

THE GRANTORS, **MARTHA E. RODRIGUEZ** and **GONZALO MONTOYA** (a/k/a **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, CONVEY AND QUITCLAIM 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:

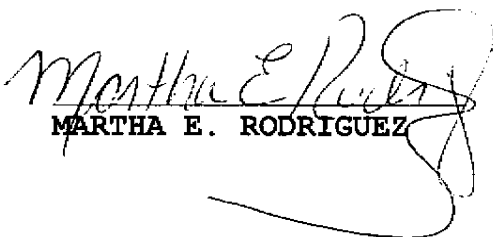
LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO

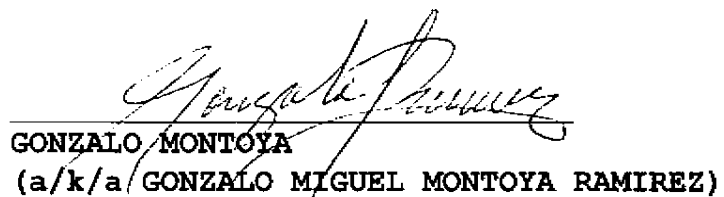
SAID PROPERTY IS NOT HOMESTEAD PROPERTY

Property Address: 2707 W. Lexington, Chicago, IL 60612

Permanent Index No. 16-13-408-025-0000

DATED this 21st day of November 2022.

  
**MARTHA E. RODRIGUEZ**

  
**GONZALO MONTOYA**  
(a/k/a **GONZALO MIGUEL MONTOYA RAMIREZ**)

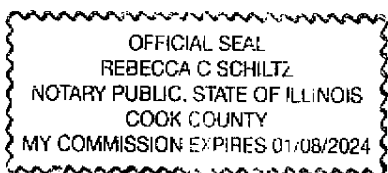
# UNOFFICIAL COPY

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** and **GONZALO MONTOYA** (a/k/a **GONZALO MIGUEL MONTOYA RAMIREZ**), personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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:  
2707 W. Lexington  
Chicago, IL 60612

(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

2707 W. Lexington, Chicago, Illinois 60612

PIN 16-13-408-025-0000

LOT 3 IN BLOCK 1 IN ALEXANDER'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE NORTH 1/2 AND THE SOUTHEAST 1/4 BOTH OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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: 11 | 21 | 2022

SIGNATURE: Martha E Rodriguez / R Schilt  
GRANTOR or AGENT *Gugliotta Law PC*

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

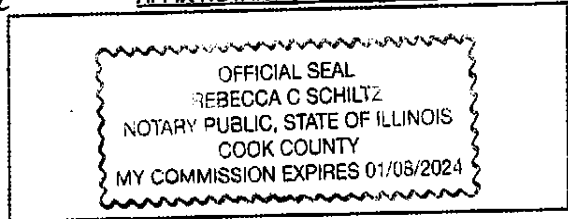
Subscribed and sworn to before me, Name of Notary Public: Rebecca C Schilt

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

On this date of: 11 | 21 | 2022

NOTARY SIGNATURE: Rebecca C Schilt

**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 E Rodriguez / R Schilt  
GRANTEE or AGENT *Gugliotta Law PC*

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

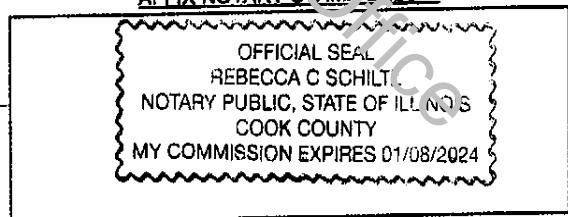
Subscribed and sworn to before me, Name of Notary Public: Rebecca C Schilt

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

On this date of: 11 | 21 | 2022

NOTARY SIGNATURE: Rebecca C Schilt

**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)**