

UNOFFICIAL COPY



\*2306841285D\*

Doc# 2306841285 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2023 01:12 PM PG: 1 OF 3

**QUIT CLAIM DEED  
Statutory (Illinois)**

Mail To:

Blanca Merlos  
5434 West Addison Street  
Chicago, Illinois 60641

Name & Address of Taxpayers:

Blanca Merlos  
5434 West Addison Street  
Chicago, Illinois 60641

Grantors, **SERAFIN MARTINEZ**, a single man, and **BLANCA MERLOS**, a single woman, of the City of Chicago, County of Cook, State of Illinois for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey and quit claim to Grantee, **BLANCA MERLOS**, an unmarried woman, of 5434 West Addison Street, City of Chicago, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 73 IN WILLIAM J. BAUERLE'S ADDITION TO IRVING PARK IN THE WEST  
½ OF THE NORTH WEST ¼ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 13-21-126-039-0000  
Address of Real Estate: 5434 West Addison Street, Chicago, Illinois 60641

This conveyance is exempt under the provisions of Paragraph (e) Section 31-45, Property Tax Code.

Dated this 10<sup>th</sup> day of February, 2023.

Serafin Martinez  
SERAFIN MARTINEZ

Blanca Merlos  
BLANCA MERLOS

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Dated this 11<sup>th</sup> day of February, 2023.

Serafin Martinez  
SERAFIN MARTINEZ

[Signature]  
BLANCA MERLOS

STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF DUPAGE         )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **SERAFIN MARTINEZ**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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 10<sup>th</sup> day of February, 2023.

My Commission expires 3/12/2025

Magnolia Flores  
Notary Public



STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF DUPAGE         )


I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **BLANCA MERLOS**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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 11<sup>th</sup> day of February, 2023.

My Commission expires 3/12/2025

Magnolia Flores  
Notary Public





REAL ESTATE TRANSFER TAX	09-Mar-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-21-126-039-0000 | 20230201659629 | 1-589-551-312

\* Total does not include any applicable penalty or interest due.

This document prepared by:  
Estela R. Unzueta  
Unzueta Law Group, P.C.  
115 West Main Street  
Bensenville, IL 60106

REAL ESTATE TRANSFER TAX	09-Mar-2023
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-21-126-039-0000 | 20230201659629 | 1-508-745-424

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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: Feb 10<sup>th</sup>, 2023

SIGNATURE: Serafin Martinez  
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:

By the said (Name of Grantor): Serafin Martinez

On this date of: Feb 10<sup>th</sup>, 2023

NOTARY SIGNATURE: Magnolia Flores

Magnolia Flores

AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"  
MAGNOLIA FLORES  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/12/2025

### 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: Feb 11<sup>th</sup>, 2023

SIGNATURE: [Signature]  
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): Blanca Merlos

On this date of: Feb 11<sup>th</sup>, 2023

NOTARY SIGNATURE: Magnolia Flores

Magnolia Flores

AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"  
MAGNOLIA FLORES  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/12/2025

### 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)**)