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2307257016D

Doc# 2307257016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/13/2023 12:26 PM PG: 1 OF 4

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Romanita Martinez
5003 S. Bishop Street
Unit BF
Chicago, IL 60609

(The Above Space for Recorder's Use Only)

THE GRANTOR Romanita Martinez, a widowed woman and Ernest B. Martinez, a married man, of 5003 S. Bishop Street, Unit BF, Chicago, IL 60609 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to AC UNIVERSAL INC., a Corporation licensed to conduct business in Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 20-08-127-040-0000

Property Address: 1418 W. 51st Street, Chicago, IL 60609

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing

Dated this 22nd day of February, 2023.

Romanita Martinez
Romanita Martinez

Ernesto B. Martinez
Ernest B. Martinez

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. E

Date

3/13/23

Sign.

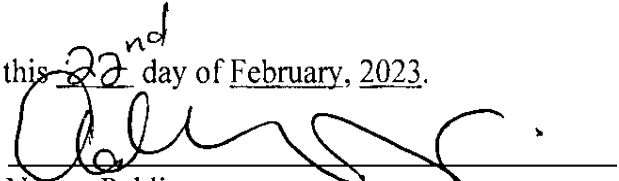
[Signature]

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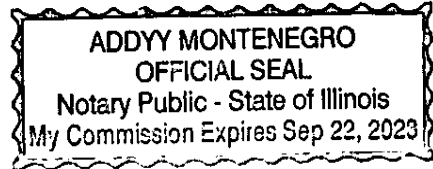
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Romanita Martinez and Ernest B. Martinez 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 they signed, sealed and delivered in the instrument as their 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 notarial seal, this 22nd day of February, 2023.




Notary Public



THIS INSTRUMENT PREPARED BY
Skalnik Legal Services
1018 West Madison Street, Suite 2A
Chicago, IL 60607



MAIL TO:
AC UNIVERSAL INC.
5021 S. Ashland Avenue
2nd Floor
Chicago, IL 60608

SEND SUBSEQUENT TAX BILLS TO:
AC UNIVERSAL INC.
5021 S. Ashland Avenue
2nd Floor
Chicago, IL 60608

REAL ESTATE TRANSFER TAX		13-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-08-127-040-0000 | 20230301670011 | 1-948-520-656

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

REAL ESTATE TRANSFER TAX		13-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-08-127-040-0000 | 20230301670011 | 0-556-929-232

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EXHIBIT A

LOT 22 IN BLOCK 2 IN WILSON'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, 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: 2 | 22 | 2023

SIGNATURE: _____

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:

Addy Montenegro

By the said (Name of Grantor): Kevin Skalnik

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 22 | 2023

NOTARY SIGNATURE: _____

[Handwritten Notary Signature]



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: 2 | 22 | 2023

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:

Addy Montenegro

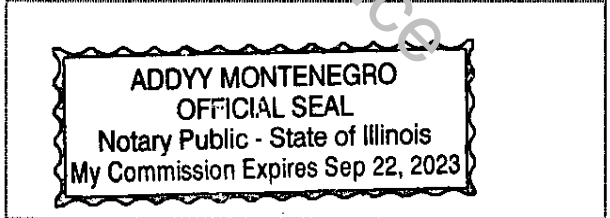
By the said (Name of Grantee): Kevin Skalnik

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 22 | 2023

NOTARY SIGNATURE: _____

[Handwritten Notary Signature]



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)**)