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**QUIT CLAIM DEED  
IN TRUST**



\*23072340130\*

Doc# 2307234013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/13/2023 11:55 AM PG: 1 OF 5

GRANTOR(S):

MARTHA L. GOMEZ

A single woman

PRESENTLY RESIDING AT:

3518 S. Damen Ave

Chicago, IL 60609

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,  
CONVEY(S) and QUIT CLAIM(S) to:

**MARTHA L. GOMEZ**

as Trustee under the provisions of the MARTHA L. GOMEZ REVOCABLE TRUST DATED MARCH 8, 2023  
(hereinafter referred to as "said trustee" and unto all and every successor or successors in trust under said agreement,  
the following described Real Estate situated in the State of Illinois, to wit:

**LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY  
REFERENCE AND MADE A PART HEREOF.**

**P.I.N.: 17-31-307-033-0000**

**PROPERTY ADDRESS: 3518 S. DAMEN AVE, CHICAGO, IL 60609**

TO HAVE AND TO HOLD said premises with the appurtenances upon the trusts and for the uses and  
purposes herein and in said trust agreement said forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect, and subdivide said  
premises or any part thereof: to dedicate parks, streets, streets, highways or alleys; to vacate any subdivision or part  
thereof, and to resubdivide said property as often as desired; to contract to sell, to grant options to purchase; to sell on  
any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor  
or successors in trust and to grant such successor or successors in trust all of the title, estate powers and authorities  
vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part  
thereof; to lease said property, or any part thereof, from time to time, in possession or reversion by leases to  
commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in case of  
any single demise of term of 198 years, and to renew or extend leases upon any terms and for any period or periods of  
time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to  
contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or  
any part of the reversion and to contract respecting the manner of fixing the amount of rentals; to partition or to  
exchange said property, or any part thereof, for other real and personal property; to grant easements or changes of any  
kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or  
any part thereof; and to deal with the same, whether similar to or different from the ways above specified, at any time  
or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or  
any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to  
the application of any purchase money, rent or money borrowed or advanced on said premises, or be obligated to see  
that the terms of this trust have been complied with, or be obligated to inquire into the necessity of expediency of any  
act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement, and every

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deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons, claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property; and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

The foregoing transfer of title/conveyance is hereby accepted by Martha L. Gomez of 3518 S. Damen Ave, Chicago, IL 60609, as Trustee under the provisions of the Martha L. Gomez Revocable Trust Dated March 8, 2023.

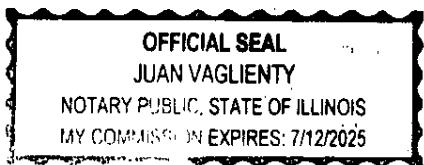
In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 08 day of March, 2023

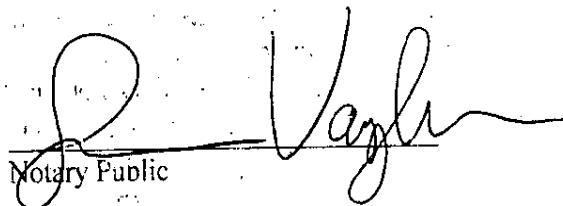
Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

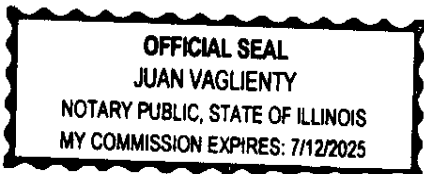
  
MARTHA L. GOMEZ

STATE OF ILLINOIS, COUNTY OF COOK ) SS: - I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that the above person(s), Martha L. Gomez, personally known to me to be the same person(s) whose name is 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 8<sup>th</sup> day of March, 2023



  
Notary Public



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Prepared by: Juan Vaglienty, Attorney at Law, 2860 S. River Rd., Ste 220, Des Plaines, IL 60018

Return to:



Send Subsequent Tax Bill to:

Martha L. Gomez  
3518 S. Damen Ave  
Chicago IL 60609


← Same

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 03-08-2023 Sign: Martha L. Gomez

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

17-31-307-033-0000 | 20230301671050 | 1-485-181-136

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

17-31-307-033-0000 | 20230301671050 | 1-207-242-960

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

Property of Cook County Clerk's Office

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## Exhibit A

### Legal Description

LOT 14 IN BLOCK 1 IN LARNED'S SUBDIVISION OF THE EAST  
¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION  
31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, IL

Property Address: 3518 S. Damen Ave, Chicago, IL 60609  
Parcel Identification Number: 17-31-307-033-0000

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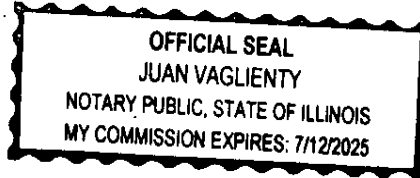
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated March 8, 2023

Signature: *Marta L. Gomez*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Marta L. Gomez  
This 8<sup>th</sup> day of March, 2023  
Notary Public *[Signature]*



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Date March 8, 2023

Signature: *Marta L. Gomez*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Marta L. Gomez  
This 8<sup>th</sup> day of March, 2023  
Notary Public *[Signature]*



**Note:** 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)