

QUIT CLAIM DEED

UNOFFICIAL COPY

Doc#: 2307333225 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/14/2023 11:30 AM Pg: 1 of 3

Dec ID 20230301664250
ST/CO Stamp 0-155-427-024
City Stamp 0-142-909-648

THE GRANTORS, *Daniel Martinez, a single man, and Viviana Martinez, a single woman,* of 13435 Lapstone Loop, Olive Branch, Mississippi, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEY and QUIT CLAIM to *Juan Martinez and Fortunata Martinez, as husband and wife,* of 13435 Lapstone Loop, Olive Branch, Mississippi, not as tenants in common and not as joint tenants, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO ILCS 200/31-45(e) (THE ILLINOIS REAL ESTATE TRANSFER TAX LAW)

DATED: 2/18, 2023

[Signature]
Daniel Martinez

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 not in tenancy in common and not in joint tenancy, but in tenancy by the entirety forever.

Address of Real Estate: 5434 South Avers Avenue, Chicago, Illinois 60632

Permanent Real Estate Index Number: 19-11-328-067-0000

DATED this 18 day of Feb., 2023

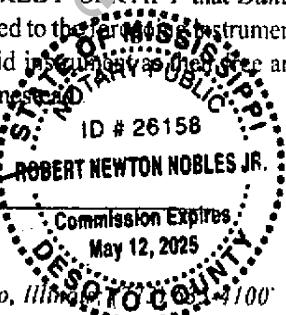
[Signature]
DANIEL MARTINEZ

[Signature]
VIVIANA MARTINEZ

State of Mississippi)
County of Desoto) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *Daniel Martinez and Viviana Martinez*, 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 uses and purposes therein set forth, including release and waiver of the right of homestead. Given under my hand and official seal, this 18 day of Feb, 2023.

[Signature]
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY: *Patricia Gutierrez Pascual, Esq., 5716 W. Lawrence Ave, Chicago, Illinois 60630*

AFTER RECORDING, MAIL TO:
Patricia Gutierrez Pascual, Esq.
5716 West Lawrence Avenue
Chicago, Illinois 60630

SEND SUBSEQUENT TAX BILLS TO:
Juan Martinez and Fortunata Martinez
13435 Lapstone Lane
Olive Branch, Mississippi 38654


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LEGAL DESCRIPTION

LOT 14 (EXCEPT THE NORTH 12-1/2 FEET) AND THE NORTH 18-3/4 FEET OF LOT 15 IN BLOCK 2 IN UNDERWOOD'S ADDITION TO NORTH CHICAGO LAWN, BEING SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 5434 South Avers Avenue, Chicago, Illinois 60632



Permanent Real Estate Index Number: 19-11-328-067-0000

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

19-11-328-067-0000 | 20230301664250 | 0-142-909-648
 * Total does not include any applicable penalty or interest due.

THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

ALLIANCE TITLE CORPORATION.

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

19-11-328-067-0000 | 20230301664250 | 0-155-427-024

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her 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 and hold title to real estate under the laws of the State of Illinois.

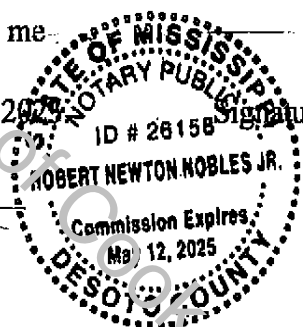
Dated: 2/18, 2023

Signature: [Signature]
Daniel Martinez

Subscribed and sworn to before me

this 18 day of Feb, 2023

[Signature]
Notary Public



Signature: [Signature]
Viviana Martinez

The grantee or the grantee's agent affirms that, to the best of his or her 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 and hold title to real estate under the laws of the State of Illinois.

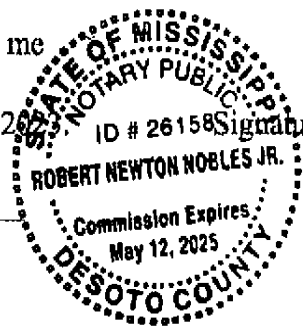
Dated: 2/18, 2023

Signature: [Signature]
Juan Martinez

Subscribed and sworn to before me

this 18 day of Feb, 2023

[Signature]
Notary Public



Signature: [Signature]
Fortunata Martinez

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.)