

UNOFFICIAL COPY

Doc#: 2314608105 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2023 12:21 PM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20230501631420

THE GRANTOR, **452 Saugatuck Land Trust**, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid, **CONVEYS AND QUIT CLAIMS Pedro Martinez** all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 3 IN BLOCK 76 IN THE VILLAGE OF PARK FOREST AREA NO. 8, BEING A SUBDIVISION OF ALL THE PART OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH AND WEST OF VILLAGE OF PARK FOREST AREA NO. 5, BEING A SUBDIVISION OF PART OF THE EAST ½ OF SECTION 35 AND THE WEST ½ OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING THEREOF; THE SOUTH 20 FEET OF THE EAST 1385.38 FEET OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PORTION HERETOFORE TAKEN FOR SAID AREA NO. 5 SUBDIVISION CONTAINING 0.533 ACRES, ALSO EXCEPTING THEREOF THE SOUTH 33 FEET OF THE WEST 1267.52 FEET OF THE SOUTHEAST ¼ OF SAID SECTION 35, CONTAINING 0.930 ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS SEPTEMBER 30, 1953 AS DOCUMENT NO. 15733496, IN COOK COUNTY, ILLINOIS.

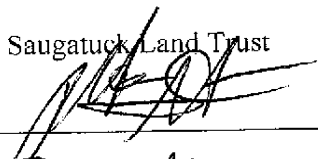
Address of Real Estate: 452 Saugatuck Street, Park Forest, IL 60466

Permanent Index Number: 31-35-418-015-0000

This is not homestead property.

Dated as of this 16TH day of MAY 2023

452 Saugatuck Land Trust


by: PEDRO MARTINEZ

Its Trustee

EXEMPTION APPROVED


VILLAGE CLERK
VILLAGE OF PARK FOREST

STATE OF ILLINOIS, COUNTY OF COOK } ss.

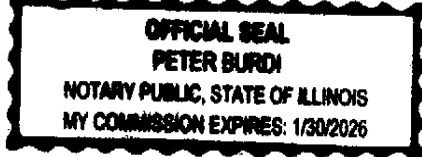
UNOFFICIAL COPY

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PEDRO MARTINEZ personally known to me appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered this instrument as his/her free and voluntary act as trustee for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16TH day of May, 2023.

[Signature]
Notary Public

My commission expires on 06/30/26.



EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW. (35 ILCS 200/31-45)

[Signature] 5/19/23

This instrument was prepared by Diana Athanasopoulos Athanasopoulos Law LLC 3520 Lake Ave. Suite 202, Wilmette, IL 60091

Mail to:

Pedro Martinez
452 SAUGATUCK STREET
PARK FOREST, IL 60466

Name and Address of Taxpayer:

Pedro Martinez
452 SAUGATUCK STREET
PARK FOREST, IL 60466

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: 05 | 16 | 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: _____

PETER BURDI

By the said (Name of Grantor): PEDRO MARTINEZ

AFFIX NOTARY STAMP BELOW

On this date of: 05 | 16 | 2023

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: 05 | 16 | 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: _____

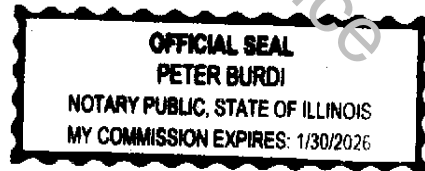
PETER BURDI

By the said (Name of Grantee): PEDRO MARTINEZ

AFFIX NOTARY STAMP BELOW

On this date of: 05 | 16 | 2023

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)**)