

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY TENANTS BY THE ENTIRETY



0324-0240840

Doc#: 0324904084  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/08/2003 08:16 AM Pg: 1 of 3

STEWART TITLE OF ILLINOIS  
2 N. LaSALLE STREET  
SUITE 1920  
CHICAGO, IL 60602

THE GRANTOR(S), Juventino Madrigal, married to Maria Madrigal, and Fernando Madrigal, single man never married, and Jose Madrigal, single man never married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Juventino Madrigal and Maria Madrigal, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, (GRANTEE'S ADDRESS) 7130 South Whipple, Chicago, Illinois 60629 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 34 IN BLOCK 2 IN MAGHERA, BEING PETER J. O'RILLY'S RESUBDIVISION OF BLOCKS 5 TO 12 IN 71ST STREET ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

herby 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 as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 19-25-102-030-0000  
Address(es) of Real Estate: 7130 South Whipple, Chicago, Illinois 60629

Dated this 24<sup>th</sup> day of July, 2003

JUVENTINO MADRIGAL  
Juventino Madrigal

Fernando Madrigal  
Fernando Madrigal

José Manuel Madrigal  
Jose Madrigal

Maria Madrigal  
Maria Madrigal

303551 1/2

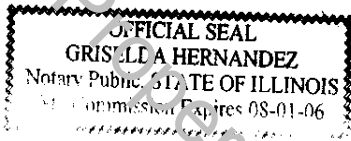
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# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Juventino Madrigal, married to maria madrigal, and Fernando Madrigal, single man never married, and Jose Madrigal, single man never married, personally known to me to be the same person(s) whose name(s) 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 the release and waiver of the right of homestead.

Given under my hand and official seal, this 24<sup>th</sup> day of July, 2003



*Griselda Hernandez* (Notary Public)

Exempt under provision of  
Paragraph 7E Section 31-4  
Real Estate transfer tax  
Date : 7-24-03

Prepared By: Robert A. Cheely  
6446 West Cermak Road  
Berwyn, Illinois 60402

*Robert A. Cheely*

**Mail To:**

Juventino Madrigal and Maria Madrigal  
7130 South Whipple  
Chicago, Illinois 60629



**Name & Address of Taxpayer:**

Juventino Madrigal and Maria Madrigal  
7130 South Whipple  
Chicago, Illinois 60629

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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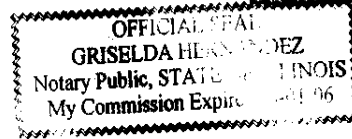
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 7-24-03

Signature *Fernando Hernandez*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID *Grantor*  
THIS 24 DAY OF *July*,  
2003.



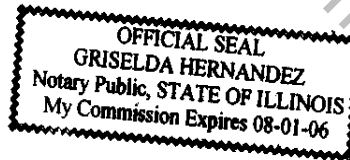
NOTARY PUBLIC *Griselda Hernandez*

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 and hold title to real estate under the laws of the State of Illinois.

Dated 7-24-03

Signature *Fernando Hernandez*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID *Grantee*  
THIS 24 DAY OF *July*,  
2003.



NOTARY PUBLIC *Griselda Hernandez*

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.]