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**Prepared By:**

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Doc#: 0614627047 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/26/2006 01:35 PM Pg: 1 of 5

**After Recording Mail To:**

Luis R. Franco, et al  
43 South Roberta Avenue  
Northlake, Illinois 60164

**Mail Tax Statement To:**

Luis R. Franco, et al  
43 South Roberta Avenue  
Northlake, Illinois 60164

Lenders First Choice  
3850 Royal Ave  
Simi Valley, Ca 93063  
51-9014677

SPACE ABOVE THIS LINE FOR RECORDER'S USE



**QUITCLAIM DEED**

TITLE OF DOCUMENT

The Grantor(s) **Luis R. Franco, a single individual, also known as Luis Franco, and Rita J. Franco, a single individual,** for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to **Luis R. Franco, a single individual, and Alicia Ojeda, a married individual,** whose address is 43 South Roberta Avenue, Northlake, Illinois 60164, 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 7 IN TOWN MANOR, A SUBDIVISION OF THE NORTH 100 ACRES OF THE NORTHEAST 1/4 SECTION 5, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 15-05-214-003-000  
Site Address: 43 South Roberta Avenue, Northlake, Illinois 60164

Prior Recorded Doc. Ref.: Deed: Recorded: March 9, 2005; Doc. No. 0506006334

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

5/26/06  
P500  
SND  
MJE  
10/11/06  
AKM

# UNOFFICIAL COPY

Dated this 26<sup>th</sup> day of April, 2006.

Luis R. Franco  
Luis R. Franco, a/k/a  
Luis Franco

Rita J. Franco  
Rita J. Franco

STATE OF ILLINOIS  
COUNTY OF COOK ss

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2006 by Luis R. Franco, a/k/a Luis Franco and Rita J. Franco.

NOTARY RUBBER ST/MP/SEAL



April Memorie Knox  
NOTARY PUBLIC

April Memorie KNOX  
PRINTED NAME OF NOTARY  
MY Commission Expires: 3/22/08

AFFIX TRANSFER TAX STAMP OR	
"Exempt under provisions of Paragraph <u>(e)</u> " Section 31-45; Real Estate Transfer Tax Act	
<u>5-16-06</u> Date	<u>[Signature]</u> Buyer, Seller or Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 3 IN BLOCK 7 IN TOWN MANOR, A SUBDIVISION OF THE NORTH 100 ACRES OF THE NORTHEAST 1/4 SECTION 5, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 15-05-214-003-0000; SOURCE OF TITLE IS DOCUMENT NO. 0506806334 (RECORDED 03/09/05)

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## AFFIDAVIT - PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS }  
COUNTY COOK } SS

Luis R. Franco, being duly sworn on oath, states that he/she resides at **43 South Roberta Avenue, Northlake, Illinois 60164** that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

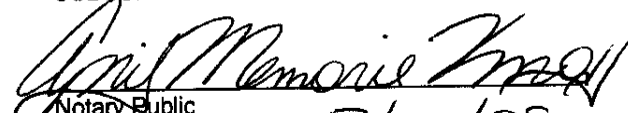
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

  
Luis R. Franco

SUBSCRIBED AND SWORN to before me this 26<sup>th</sup> day of April, 2006 by Luis R. Franco.

  
Notary Public  
My commission expires: 3/22/08



# UNOFFICIAL COPY

## 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 April 26, 2006.

Signature: [Signature]  
Luis R. Franco, a/k/a  
Luis Franco

Dated April 26, 2006

Signature: [Signature]  
Rita J. Franco

Subscribed and sworn to before me by the said, Luis R. Franco, a/k/a Luis Franco, and Rita J. Franco, this 26<sup>th</sup> day of April, 2006.



Notary Public: [Signature]

The GRANTEE 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 April 26, 2006.

Signature: [Signature]  
Luis R. Franco

Dated April 26, 2006.

Signature: [Signature]  
Alicia Ojeda

Subscribed and sworn to before me by the said, Luis R. Franco and Alicia Ojeda, this 26<sup>th</sup> day of April, 2006.



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)