

UNOFFICIAL COPY



Chicago Title Insurance Company

**QUIT CLAIM DEED
ILLINOIS STATUTORY
JOINT TENANTS**



14122460020

Doc#: 1412246002 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2014 08:47 AM Pg: 1 of 3

THE GRANTOR(S), Julio Cesar Baeza, 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 Rafael Franco Jr. and Fidencio Franco and Daniel Franco, not as tenants in common, but as joint tenants, (GRANTEE'S ADDRESS) 2307 South Troy, Chicago, Illinois 60623 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 140 IN DR. WILLIAMS PEPPER'S DOUGLAS PARK ADDITION IN CHICAGO, IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2013 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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 as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 16-25-108-003-0000

Address(es) of Real Estate: 2307 South Troy, Chicago, Illinois 60623

Dated this 10th day of September, 2013

Julio Cesar Baeza
Julio Cesar Baeza

City of Chicago
Dept. of Finance
665587



Real Estate
Transfer
Stamp

\$0.00

4/30/2014 9:19

DR43142

Batch 7,995,253

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Julio Cesar Baeza, 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 10th day of September, 2013



S. Herrera (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 9-10-13

Julio Cesar Baeza
Signature of Buyer, Seller or Representative

Prepared By: Luis C. Martinez - Attorney At Law
4111 West 63rd Street
Chicago, Illinois 60629

Mail To:
Rafael Franco Jr. and Fidencio Franco and Daniel Franco
2307 South Troy
Chicago, Illinois 60623

Name & Address of Taxpayer:
Rafael Franco Jr. and Fidencio Franco and Daniel Franco
2307 South Troy
Chicago, Illinois 60623

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 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 9-10-13

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantor
THIS 10 DAY OF September,
2013.

NOTARY PUBLIC [Signature]



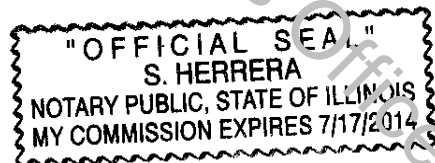
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 9-10-13

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantee
THIS 10 DAY OF September,
2013.

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.]