

UNOFFICIAL COPY

QUIT CLAIM DEED
ILLINOIS STATUTORY



1827545008D

Doc# 1827545008 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/02/2018 09:36 AM PG: 1 OF 3

MAIL TO:

MARTIN FRANCO
3531 S. 60TH COURT
CICERO, IL 60804

NAME & ADDRESS OF TAXPAYER:

MARTIN FRANCO
3531 S. 60TH COURT
CICERO, IL 60804

RECORDER'S STAMP

THE GRANTOR(S) Rafael Franco, Jr. & Fidencio Franco & Daniel Franco, all married
of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten and no/100 DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND QUIT CLAIM(S) to Martin Franco and Ana Luisa Franco, as Joint Tenants

(GRANTEE'S ADDRESS) 2307 S. Troy Ave.
of the City of Chicago County of Cook State of Illinois
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. William Pepper's Douglas Park Addition to Chicago, in Section 25,
Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County,
Illinois.

The three grantors warrant this is not homestead property

NOTE: If complete legal cannot fit in this space, leave blank and attach
separate 8.5" x 11" sheet with a minimum of .5" clear margin on all sides

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

Property Address: 2307 S. Troy Ave., Chicago, IL 60623

Dated this 1st day of September A.D. 2018

Rafael Franco, Jr. (Seal)

(Seal)

Fidencio Franco (Seal)

(Seal)

Daniel Franco (Seal)

(Seal)

(Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

CTIC Form No. 1160

Bm

STATE OF ILLINOIS
County of Cook**UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rafael Franco, Jr. & Fidencio Franco & Daniel Franco, all married persons 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 t he y signed, sealed and delivered the 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 notarial seal, this 1st day of September, 2018, ~~XX~~

My commission expires on 9/8/2020, ~~XX~~

James R. Gallagher
Notary Public

OFFICIAL SEAL
JAMES R. GALLAGHER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/8/2020

IMPRESS SEAL HERE

COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Atty James R. Gallagher

3960 W. 26th St.

Chicago, IL 60623

EXEMPT UNDER PROVISIONS OF PARAGRAPH

E

SECTION 4,

REAL ESTATE TRANSFER ACT

DATE: 9/1/18

Matthew
Signature of Payer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/35-020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		02-Oct-2018	
COUNTY:	ILLINOIS:	0.00	0.00
TOTAL:	TOTAL:	0.00	0.00
16-25-108-003-0000 20181001696900 0-865-556-640			

REAL ESTATE TRANSFER TAX		02-Oct-2018	
CHICAGO:	CTA:	0.00	0.00
TOTAL:	TOTAL:	0.00	0.00
16-25-108-003-0000 20181001696900 1-213-651-104			

* Total does not include any applicable penalty or interest due.

TO

FROM

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Statement by Grantor and Grantee

The Grantor or his/her agent affirms that, to the best of his/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: Sept 4, 2018

[Signature]
Grantor or Agent

STATE OF ILLINOIS, County of Cook
Subscribed and sworn to before me
by the said Grantor.

this 1st day of September, 2018

[Signature]
Notary Public

OFFICIAL SEAL
JAMES R. GALLAGHER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/8/2020

The Grantee or his/her 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: Sept 4, 2018

[Signature]
Grantee or Agent

STATE OF ILLINOIS, COUNTY OF Cook

Subscribed and sworn to before me

by the said MARTIN, FRANCO

this 1st day of September, 2018

[Signature]
Notary Public

OFFICIAL SEAL
JAMES R. GALLAGHER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/8/2020

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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.