

stewart title
QUIT CLAIM DEED



Doc#: 1916449032 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/13/2019 09:02 AM Pg: 1 of 4

Dec ID 20190501683046
ST/CO Stamp 0-467-837-024
City Stamp 0-898-531-232

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

01146-63538 1/2 KB

THE GRANTOR(S), Jose Ricardo Franco, a married man and Victor H. Lopez, a married man***, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and QUIT CLAIM(S)** to Jose R. Franco ~~and~~, married to M. Angelina Franco Villagomez of 3248 S Green Street, Chicago IL 60608, of the county of Cook of the State of Illinois, as **TENANTS IN COMMON**, the following described Real Estate:

See Exhibit "A" attached hereto and made a part hereof

COMMONLY KNOWN AS: 3248 S Green Street, Chicago IL 60608

PIN: 17-32-214-063-0000

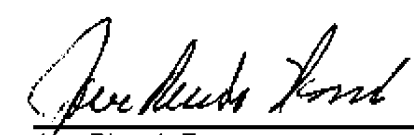
17-32-214-063-0000

***Not Homestead Property as to Victor H. Lopez


situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises as **TENANTS IN COMMON** forever.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 20____ and subsequent years.

DATED this 28th day of May 2019



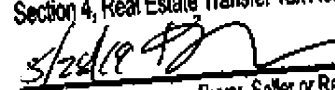
Jose Ricardo Franco (SEAL)



Victor H. Lopez (SEAL)



M. Angelina Franco Villagomez

EXEMPT under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act.


Date Buyer, Seller or Representative

STATE OF Illinois
COUNTY OF Cook

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jose Ricardo Franco and Victor H. Lopez and M. Angelina Franco Villagomez, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 28th day of May, 2019.

Kristi Brewer
NOTARY PUBLIC



PREPARED BY:
SR Operations
1 South Dearborn Suite 2100
Chicago, IL, 60603


MAIL TO:
Jose R. Franco

3248 S Green Street, Chicago IL 60608

SEND SUBSEQUENT TAX BILLS TO:
Jose R. Franco



3248 S. Green Street, Chicago, IL 60608

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		12-Jun-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-32-214-064-0000 | 20190101683016 | 0-888-531-232

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

REAL ESTATE TRANSFER TAX		12-Jun-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-32-214-064-0000 | 20190501683048 | 0-467-837-024

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Exhibit A - Legal Description

LOTS 23 AND 24 S.E. GROSS SUBDIVISION OF LOTS 29 TO 30 IN EAGAN'S SOUTH ADDITION TO CHICAGO, AND LOT 41 IN J. STADELMAN'S SUBDIVISION OF THE EAST 5 ACRES OF THE NORTH 35 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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 ILLINOIS.

Dated 05/24, 2019 SIGNATURE *Jose Ricardo Franco*
Grantor or Agent

Subscribed and sworn to before me by the said JOSE RICARDO FRANCO this 24 day of MAY 2019



Notary Public *V. W. Franos*

THE GRANTOR OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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 05/24, 2019 SIGNATURE *Jose Ricardo Franco*
Grantee or Agent

Subscribed and sworn to before me by the said JOSE RICARDO FRANCO this 24 day of MAY 2019



Notary Public *V. W. Franos*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed of ABI to recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)