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20052130001

QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual

Doc# 2005213000 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2020 09:15 AM PG: 1 OF 3

THE GRANTOR(S) **LILLIAN CRESPO-FREGOSO**, married to Jesus Fregoso

of the City of Chicago, County of COOK, State of ILLINOIS for and in consideration of \$10.00, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) to:

JAVIER ALVAREZ, of 2021 North New England, Chicago, Illinois of the county of COOK, all the interest in the following described Real Estate situated in 2021 North New England, Chicago, County of COOK in the State of ILLINOIS, to wit:

LEGAL DESCRIPTION:

LOT 28 IN BLOCK 4 IN WHITE'S FIRST RUTHERFORD PARK ADDITIONAL, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/3 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH RAILROAD IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **13-31-129-013-0000**

SUBJECT TO: General taxes 2019 and subsequent years; Covenants, conditions and restrictions of record, if any; none

Address(es) of the Real Estate: **2021 North New England, Chicago, Illinois**

This is not homestead property of the grantor or if her spouse.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the States of Illinois.

Dated: **2/5/2020**

Lillian Crespo-Fregoso
(SEAL) **Lillian Crespo-Fregoso**

EXEMPT under provisions of Paragraph E, Section 31-45, Property Tax Code.

Date: **2/6/20**

Jesus Alvarez
Buyer, Seller, or Representative

REAL ESTATE TRANSFER TAX

21-Feb-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-31-129-013-0000 | 20200201618710 | 0-741-861-216

* Total does not include any applicable penalty or interest due

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY **Lillian Crespo-Fregoso, married to Jesus Fregoso**, 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 she signed, sealed and delivered the said instrument as her 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 ^{5th} day of February 2020



Norma A Rivas (Notary Public)



Prepared by:
Manuel A. Cardenas and Associates
2059 North Western Avenue
Chicago, Illinois 60647
773-227-6858

Mail to:

Javier Alvarez
2021 North New England
Chicago, Illinois 60707

Name and address of the taxpayer:

Javier Alvarez
2021 North New England
Chicago, Illinois 60707

REAL ESTATE TRANSFER TAX		21-Feb-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-31-129-013-0000 | 20200201618710 | 0-638-711-648

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 2 | 5 | 20

SIGNATURE: William Crespo-Fregoso
GRANTOR or AGENT

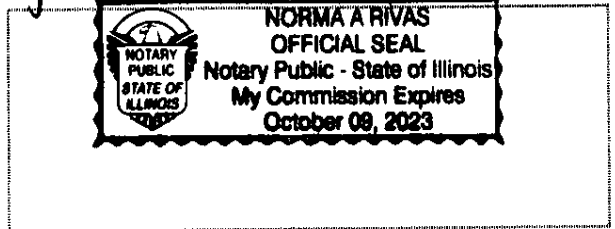
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): William Crespo-Fregoso AFFIX NOTARY STAMP BELOW

On this date of: 2 | 5 | 20

NOTARY SIGNATURE: Norma AR



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 6 | 20

SIGNATURE: Javier Alvarez
GRANTEE or AGENT

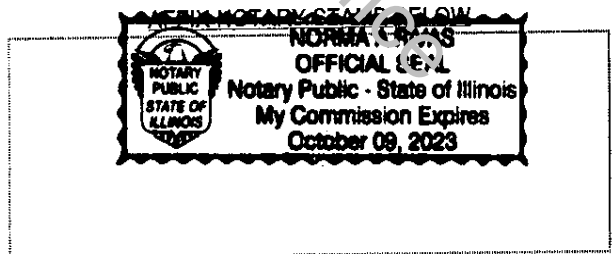
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Javier Alvarez

On this date of: 2 | 6 | 20

NOTARY SIGNATURE: Norma AR



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)