

QUIT CLAIM DEED
(Tenants by the Entirety)

PREPARED BY:
Judy A. Fraustro
2236 North Mango Avenue
Chicago, IL 60639

RETURN TO:
Acquest Title Services, LLC
3800 W. Higgins Rd. # 189
Oscar Tenemaza
2236 North Mango Avenue
Chicago, IL 60639

MAIL TO:
Oscar Tenemaza
2236 North Mango Avenue
Chicago, IL 60639

2020100254

NAME & ADDRESS OF TAXPAYER:
Oscar Tenemaza
2236 North Mango Avenue
Chicago, IL 60639



Doc# 2034919010 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 12/14/2020 01:59 PM PG: 1 OF 3

(Space above for Recording Data only)

THE GRANTOR(S): Judy A. Fraustro, unmarried, and Oscar Tenemaza, married to Enriqueta Fraustro

Of the City of Chicago, County of Cook and State of Illinois, for and in consideration of the sum of TEN and NO/100 DOLLARS, \$10.00 cash and other good and valuable consideration, in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, has bargained, and sold and by this document and does grant, bargain, sell, convey, remise release and forever Quit Claims unto said GRANTEE(S):

Oscar Tenemaza, married to Enriqueta Fraustro 2236 North Mango Avenue Chicago, IL 60639

All the right, title, interest claim or demand which the Grantor may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:

The South 1/3 of Lot 9 and all of Lot 10 in Block 4 in Grand Avenue Subdivision of Blocks 2, 3, and 4 of Commissioner's Subdivision of part of the East 1/2 of the Northeast 1/4 of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian, lying North of Grand Avenue, in Cook County, Illinois.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, forever.

Permanent index number: 13-32-212-069-0000
Property address: 2236 North Mango Avenue Chicago, IL 60639

DATED this 4th day of November, 2020

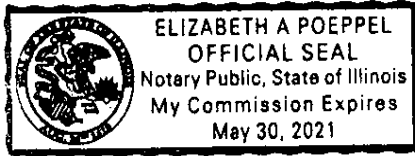
Enriqueta Fraustro, Signing Solely for
the Purpose of Waiving any and all
Homestead Rights

Judy A. Fraustro

Oscar Tenemaza

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: Judy A. Fraustro and Oscar Tenemaza and Enriqueta Fraustro, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 4th day of November, 2020

Elizabeth A Poeppel
NOTARY PUBLIC

Exempt under provisions of paragraph e
Section 31-45 of the Real Estate Transfer Tax Law

X Oscar Tenemaza 11/4/2020
Grantor or Grantee Signature Date

REAL ESTATE TRANSFER TAX 10 DEC-2020



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00*

13-32-212-069-0000 | 20201201681818 | 1-331-853-280

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

REAL ESTATE TRANSFER TAX 14-DEC-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-32-212-069-0000 | 20201201681818 | 1-017-786-384

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 recording as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11/4/2020 Signature [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Grantor

This day of November 4 2020

Notary Public Elizabeth A Poepel



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 recording as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

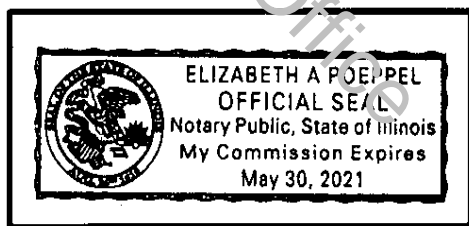
Dated 11/4/2020 Signature [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said Grantee

This day of November 4 2020

Notary Public Elizabeth A Poepel



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