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Doc# 2107547010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/16/2021 09:58 AM PG: 1 OF 3

MAIL TO:
Michael V. Connolly
77 W. Washington, Suite 1124
Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER:
Mr. Juan Manuel Fragoso
415 S. 17th Ave.
Maywood, IL 60153

THE GRANTOR(s), HERLINDA ESCARPITA, NORMA FRAGOSO, ELIZABETH FRAGOSO and JUAN MANUEL FRAGOSO, of the City of Chicago, County of Cook, State of Illinois

for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to, HERLINDA ESCARPITA and JUAN MANUEL FRAGOSO, of the City of Chicago, County of Cook, State of Illinois, as joint tenants, with right of survivorship, all interest in the following described real estate situated in the County of Cook in the State of Illinois: to wit:

Lot 7 in T.H. Schulze's Subdivision of Lots 32 to 46 in Block 4 in Demarest and Kammerling's Grand Avenue Subdivision the subdivision of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section Three(3), Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

P.I.N.: 16-03-227-025-0000

Commonly known as: 4032 W. Potomac Street, Chicago, IL

Subject to General Taxes for years 2020 and subsequent years, conditions, restrictions, covenants and easements of record,

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

DATED this 7 day of MARCH, 2021.


NORMA FRAGOSO


HERLINDA ESCARPITA


ELIZABETH FRAGOSO


JUAN MANUEL FRAGOSO

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, HERLITA ESCARPITA, NORMA FRAGOSO, ELIZABETH FRAGOSO and JUAN MANUEL FRAGOSO personally known to me to be the same person(s) whose name is 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 purposes and uses therein set forth; including the release and waiver of the right of homestead.

Given under my hand and seal this 7th day of March, 2021.



NOTARY PUBLIC


My commission expires on Sept. 23, 2021




NAME & ADDRESS OF PREPARER

LAW OFFICE OF MICHAEL V. CONNOLLY
77 W. Washington, Suite 1124
Chicago, IL 60602



COOK COUNTY - ILLINOIS
TRANSFER STAMP
EXEMPT UNDER
PROVISIONS OF
PARAGRAPH 2, SECTION e,
REAL ESTATE TRANSFER ACT

DATE:

Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		12-Mar-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-03-227-025-0000 | 20210301661266 | 1-874-457-104

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

REAL ESTATE TRANSFER TAX		12-Mar-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-03-227-025-0000 | 20210301661266 | 0-491-522-576

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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: 3 | 12 | 2021

SIGNATURE: *Daniel R Hacker*
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:

Brendan McNicholas

By the said (Name of Grantor): ^{Agent} Daniel R Hacker

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 12 | 2021

NOTARY SIGNATURE: *[Signature]*



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: 3 | 12 | 2021

SIGNATURE: *Daniel R Hacker*
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:

Brendan McNicholas

By the said (Name of Grantee): ^{Agent} Daniel R Hacker

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 12 | 2021

NOTARY SIGNATURE: *[Signature]*



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)**