

UNOFFICIAL COPY

Doc# 2112721039 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/07/2021 08:33 AM Pg: 1 of 4

Dec ID 20210201650844
ST/CO Stamp 1-830-105-616
City Stamp 0-212-124-176

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Francisco J. Figueroa
3132 N. Drake Ave., Chicago, IL
60618

NAME & ADDRESS OF TAXPAYER:

Francisco J. Figueroa
3132 N. Drake Ave., Chicago, IL 60618

THE GRANTOR Francisco J. Figueroa, widower of Elva Figueroa and not married since
of the City of Chicago, County of Cook and the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO

Andrea Figueroa, Jessica Figueroa, and Francisco J. Figueroa to hold as JOINT TENANTS, and not as Tenants in Common
of the City of Chicago, County of Cook and the State of Illinois, all interest in the following described real estate situation in the County State of Illinois, to wit:

(LEGAL DESCRIPTION)

LOT 42 IN BLOCK 4 IN S.E. GROSS SECOND UNDER DEN LINDEN ADDITION TO CHICAGO A SUBDIVISION OF LOTS 3 AND 4 IN BRAND'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 13-26-200-032-0000

Property Address: 3132 N. Drake Ave., Chicago, IL 60618

Dated this 5 day of March, 2021

Francisco J. Figueroa (Seal)
Francisco J. Figueroa

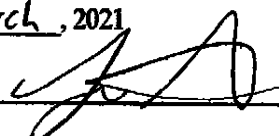
FIDELITY NATIONAL TITLE
CH2101602A

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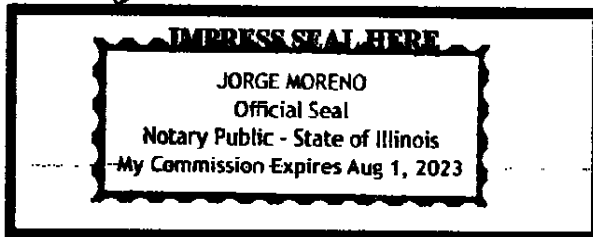
STATE OF ILLINOIS)
) SS.
COUNTY OF (Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Francisco J. Figueroa personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 5 day of March, 2021



Notary Public
My commission expires on Aug 1, 2023.



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

NAME AND ADDRESS OF PREPARER:

Keith Fenceroy
Fenceroy Law Office
Keith Fenceroy
3047 N Lincoln Ave
400
Chicago, IL 60657

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, PROPERTY TAX CODE.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORD. 93-0-28 PAR APPLICABLE

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE; COOK COUNTY ORD. 93-0-28 PAR 4; AND EXEMPT UNDER SECTION 2001-2B6 OF THE CHICAGO TRANSACTION TAX
DATE: 03/05/21

X Francisco J. Figueroa
Francisco J. Figueroa or Agent

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

31-Mar-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-26-200-032-0000

| 20210201650844 |

1-830-105-616

REAL ESTATE TRANSFER TAX

31-Mar-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-26-200-032-0000 | 20210201650844 | 0-212-124-176

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

Property of Cook County Clerk's Office

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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: 03/13/21

SIGNATURE: Francisco Figueroa
Francisco Figueroa

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

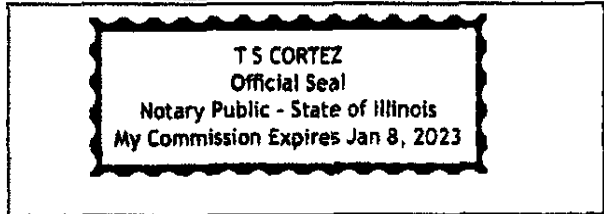
Subscribed and sworn to before me, Name of Notary Public:

T S Cortez

By the said (Name of Grantor): Francisco J. Figueroa

On this date of: 03/13/21
NOTARY SIGNATURE: T S Cortez

AFFIX NOTARY STAMP BELOW



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: 03/13/21

SIGNATURE: Francisco Figueroa
Francisco Figueroa

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

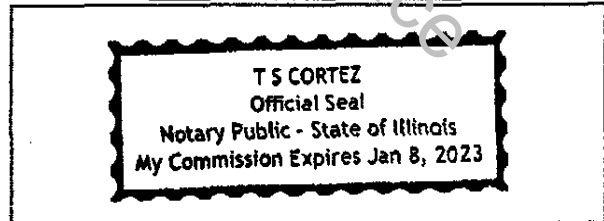
Subscribed and sworn to before me, Name of Notary Public:

T S Cortez

By the said (Name of Grantee): Francisco Figueroa

On this date of: 03/13/21
NOTARY SIGNATURE: T S Cortez

AFFIX NOTARY STAMP BELOW



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)**)