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Doc#: 2218945098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/08/2022 04:02 PM Pg: 1 of 5

Dec ID 20220601650426

Commitment Number: 29826530
Seller's Loan Number: 400762657

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 207, Sioux Falls, South Dakota 57103 (513) 247-9605.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY ADDRESS:
2436 BURR OAK AVE
BLUE ISLAND, IL 60406

Mail Tax Statements To: Reynaldo F Frausto: 2513 Grove Street, Blue Island, IL 60406

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
24-25-429-025-0000

INDEX ID: QUITCLAIM DEED
26220601650426

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

RF Property Holdings, LLC an Illinois limited liability company, whose mailing address is **2436 Burr Oak Ave, BLUE ISLAND, IL 60406**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Reynaldo F Frausto, married**, hereinafter grantee, whose tax mailing address is **2513 Grove Street, Blue Island, IL 60406**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER: LOT 20 (EXCEPT THE NORTH 15 FEET) AND (EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION) IN M.C. EAMES' SUBDIVISION OF LOTS 1, 2, 3, 4, 6, 7, 8, AND 9 IN BETSY FOX'S SUBDIVISION OF LOT 4 IN THE ASSESSOR'S DIVISION OF THE

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**SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 25,
TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.**

Prior instrument reference: **1907018180**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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Executed by the undersigned on March 25, 2022:

RF Property Holdings, LLC an Illinois limited liability company

By: Reynaldo F Frausto

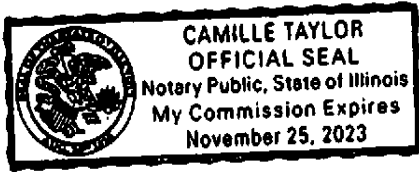
Name: Reynaldo F Frausto

Its: owner

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on March 25, 2022 by Reynaldo F Frausto its owner on behalf of **RF Property Holdings, LLC an Illinois limited liability company** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Camille Taylor
Notary Public



Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph 35 ILCS 200/31-45(e);, Property Tax Code.

Date: 7/1/2022

Rayne Mahon
Buyer, Seller or Representative
Rayne Mahon

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STATEMENT BY GRANTOR AND GRANTEE

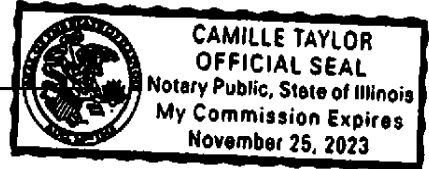
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 of Illinois.

Dated March 25, 2022

RF Property Holdings LLC an Illinois limited liability Company
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said RF Property Holdings, LLC an Illinois limited liability company
this 25 day of March,
2022.

NOTARY PUBLIC Camille Taylor



The Grantee or his agent affirms and verifies that 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 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.

Date March 25, 2022

Ronald Frausto
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Ronald F Frausto
This 25 day of March,
2022.

NOTARY PUBLIC Camille Taylor



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)