

UNOFFICIAL COPY



2223815004

Doc# 2223815004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2022 10:00 AM PG: 1 OF 3

**Quit Claim Deed
Statutory (ILLINOIS)
JOINT TENANCY FOR ILLINOIS**

The GRANTOR, Adan Fragoso, a married man*, of 6 Beacon Ave., Village of Romeoville, County of Will, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to the GRANTEES, Adan Fragoso, a married man, of 6 Beacon Ave., Village of Romeoville, County of Will, State of Illinois and Maria Fragoso, a married woman, of 2200 Scott Street, Village of Melrose Park, County of Cook, State of Illinois, not in tenancy in common, but in joint tenancy, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTHERLY 1/2 (AS MEASURED ALONG THE EASTERLY AND WESTERLY LINES THEREOF) OF LOT 97 IN FRED H. BARLETT'S FULLERTON AVENUE FARMS FIRST ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to covenants, conditions, and restrictions of record, and general real estate taxes for 2022 and subsequent years.

Permanent Index Number (P.I.N.): 12-33-115-028-0000

Property Address: 2200 Scott Street, Melrose Park, IL 60164

*Unincorporated
Melrose Park, IL*

*This property is NOT Homestead Property of the Grantor.

Dated this 29 day of July, 2022.

Adan Fragoso

REAL ESTATE TRANSFER TAX

26-Aug-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

12-33-115-028-0000

| 20220801621108 | 0-789-621-328

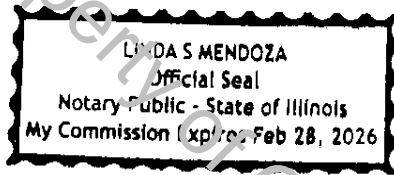
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STATE OF ILLINOIS)

COUNTY OF DuPage SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Adan Fragoso, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 29 day of July, 2022.



[Signature]
NOTARY PUBLIC

Commission expires 2/28, 2026.

Exempt under 35 ILCS 200/31-45 paragraph e, Section 4, Real Estate Transfer Act.

Adan Fragoso
Buyer, Seller or Representative

Date: July 29, 2022

**SEND SUBSEQUENT TAX
BILLS TO:**

MAIL TO: Maria Fragoso
2200 Scott Street
Melrose Park, IL 60164

Maria Fragoso
2200 Scott Street
Melrose Park, IL 60164

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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: 08 | 18 | 2022

SIGNATURE: [Signature]
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:

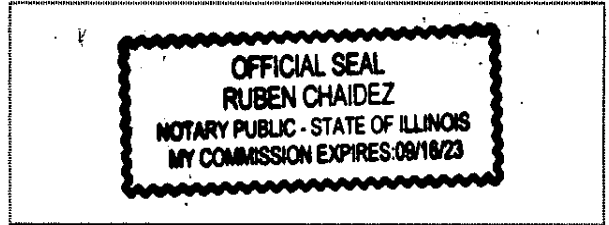
Ruben Chaidez

By the said (Name of Grantor): Aidan Fragoso

On this date of: 8 | 18 | 2022

NOTARY SIGNATURE: [Signature]

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: 08 | 15 | 2022

SIGNATURE: [Signature]
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:

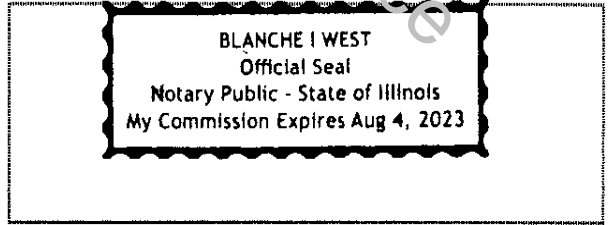
Blanche I West

By the said (Name of Grantee): Maria Fragoso

On this date of: 08 | 15 | 2022

NOTARY SIGNATURE: [Signature]

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)**)