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CITYWIDE TITLE CORPORATION  
4544 W. 103rd ST, STE 101  
OAK LAWN, IL 60453

Doc# 2405428037 Fee \$88.00

QUIT CLAIM DEED  
ILLINOIS STATUTORY

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2024 11:57 AM PG: 1 OF 5

536906

MAIL TO: Omar Nevarez

3437 Scott street

Franklin Park IL 60131

MAIL TAX BILLS TO:

(Same as above)

THE GRANTOR, JUAN NEVAREZ AND HERMELINDA BARRON, HUSBAND AND WIFE, of 3437 Scott St., Franklin Park, IL 60131 for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby REMISE, RELEASE and QUIT CLAIM unto OMAR NEVAREZ, AS HIS SOLE AND SEPARATE PROPERTY, of 3437 Scott St., Franklin Park, IL 60131 the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

SEE ATTACHED



Exempt from review under Franklin Park  
document requirements pursuant to  
Paragraph A (1) of Section 7-105 of the  
Franklin Park Village Code.

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 said premises forever.

Permanent Index No. 12-21-404-005-0000

Property Address: 3437 SCOTT STREET; FRANKLIN PARK, ILLINOIS 60131

EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH E OF THE REAL ESTATE TRANSFER ACT.

*[Signature]*  
Signed By: Buyer, Seller or Agent

5/20/2022  
Date

Dated this 20 day of May 2022.

*[Signature]*  
JUAN NEVAREZ

*[Signature]*  
HERMELINDA BARRON



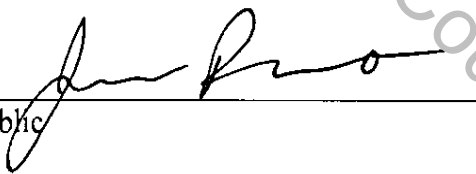
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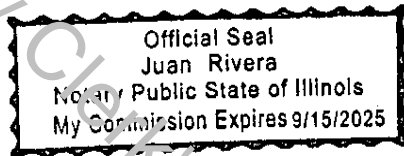
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STATE OF ILLINOIS )  
 ) : SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State of aforesaid, do hereby certify that JUAN NEVAREZ AND HERMELINDA BARRON, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and Notarial Seal this 20<sup>th</sup> day of May 2022.

  
\_\_\_\_\_  
Notary Public



**PREPARED BY:**

**The Law Office of Joseph M. Kosteck**  
**BY: JOSEPH M. KOSTECK**  
**20527 S. LaGrange Rd.,**  
**Frankfort, IL 60423**

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor(s) or his/her/their agent affirms that, to the best of his/her/their knowledge, the name of the Grantee(s) 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 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 5/20/22 Signature: Juan M Rivera  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 20<sup>th</sup> day of May 2022.



Notary Public Juan Rivera

The Grantee(s) or his/her/their agent affirms and verifies that the name of the Grantee(s) 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 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 5/20/2022 Signature: Cristina Reyes-Barral  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 20<sup>th</sup> day of May 2022.



Notary Public Juan Rivera

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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## EXHIBIT "A"

**LOTS 43 AND 44 IN BLOCK 5 IN THIRD ADDITION TO FRANKLIN PARK IN SECTION 21,  
TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.**

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## REAL ESTATE TRANSFER TAX

22-Feb-2024



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

12-21-404-005-0000

| 20240201638461 | 0-607-441-456