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KAREN A. YARBROUGH
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INSTRUMENT PREPARED BY:

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QUIT CLAIM DEED

This Quit Claim Deed is made effective this January 2, 2024, between the Grantor(s), REYNALDO F. FRAUSTO, a married man, whose mailing address is 2518 Grove St., Blue Island, Illinois 60406, and the Grantee(s), RF PROPERTY HOLDINGS, LLC, a limited liability company organized and existing under the State of Illinois, whose mailing address is 2436 Burr Oak Ave., Blue Island, Illinois 60406.

WITNESSETH: that Grantor(s), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and QUIT CLAIM(S) to Grantee(s), all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal Description: 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 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.

Common Address: 2436 Burr Oak Ave., Blue Island, Illinois 60406

Real Estate PIN: 24-25-429-025-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: (1) General real estate taxes for 2022 and subsequent years; and (2) Covenants, conditions, and restrictions of record.

**** THIS IS NOT HOMESTEAD PROPERTY ****

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Reynaldo F. Frausto
Reynaldo F. Frausto

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that REYNALDO F. FRAUSTO to me to be the same person(s) whose name(s) is / 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 a 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 official seal,

Dated this January 2, 2024,

(Impress Seal Here)



“Exempt under provisions of Paragraph e, Section 4. Real Estate Transfer Act.”

1/2/24 Reynaldo F. Frausto
Date Seller, Reynaldo F. Frausto

Karen Ann Butler
Notary Public

My commission expires Jan 24, 2028

Please send subsequent tax bills to: RF Property Holdings, LLC, 2518 Grove St., Blue Island, Illinois 60406.

After recording, return to: RF Property Holdings, LLC ,2518 Grove St., Blue Island, Illinois 60406.

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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 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 title to real estate under the laws of the State of Illinois.

Dated 01/02/2024

Signature: Reynaldo F. Frausto
Grantor or Agent

Subscribed and sworn to before me
by the said Reynaldo F. Frausto
dated 01/02/2024



Notary Public Karen Ann Butler

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 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 01/02/2024

Signature: Reynaldo F. Frausto
Grantee or Agent

Subscribed and sworn to before me
by the said Reynaldo F. Frausto
dated 01/02/2024



Notary Public Karen Ann Butler

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.

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.