

UNOFFICIAL COPY



Chicago Title Insurance Company

Doc#: 1624416014 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2016 10:37 AM Pg: 1 of 2

Dec ID 20160801649297
ST/CO Stamp 0-605-662-016 ST Tax \$505.00 CO Tax \$252.50
City Stamp 1-669-778-240 City Tax: \$5,302.50

WARRANTY DEED

THE GRANTORS, Phil D'Angelo, a single man, of 5026 N. Lawndale Avenue, Chicago, Illinois, and Anthony D'Angelo, married to Katie D'Angelo, of 1150 Oakley, Deerfield, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ~~David Palmer~~, a ~~married man~~, of 3512 W. Leland Avenue, Unit 3, Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* DAVID C. PALMER and Lily M. Connolly husband and wife as tenants by the ^{entirety}
LOT 11 IN BLOCK 3 IN HINDMAN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 (EXCEPT THE WEST 13.8 FEET AND THE SOUTH 33 FEET THEREOF AND EXCEPT STREET HERETOFORE DEDICATED) OF THE EAST 52 ACRES OF SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Grantors, for themselves and their successors, further covenant, promise and agree with Grantee, his heirs and assigns, that they have not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that they will warrant and defend the property against all persons lawfully claimed by, through or under them.

Permanent Real Estate Index Number(s): 13-11-310-029-0000
Address(es) of Real Estate: 5026 N. Lawndale Avenue, Chicago, IL 60625

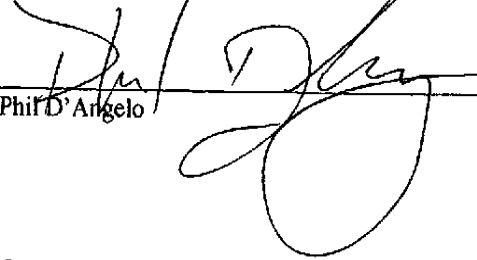
****NOT A HOMESTEAD PROPERTY AS TO KATIE D'ANGELO****

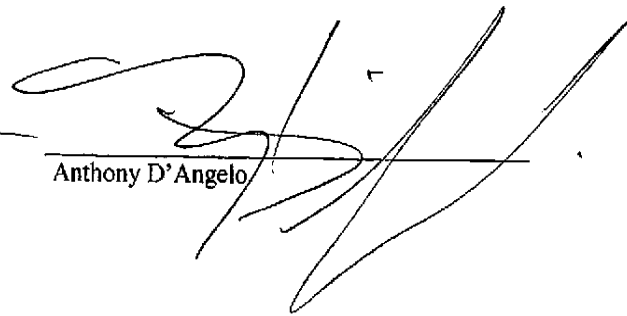
Chicago Title (L) 16pnw090034wc CSC 1 of 2

Property of Cook County Clerk's Office

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Dated this 23rd day of August, 2016.

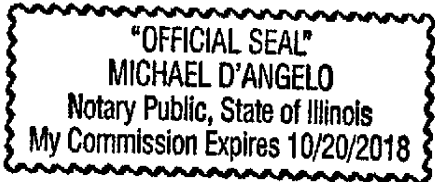

Phil D'Angelo



Anthony D'Angelo

STATE OF ILLINOIS)
COUNTY OF Lake) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Phil D'Angelo and Anthony D'Angelo, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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, this 23 day of August, 2016.




_____(Notary Public)

Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road, Suite 206
Oak Brook, IL 60523

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Bradford Miller Law PC
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Chicago, IL 60602

Name & Address of Taxpayer:
David Palmer and Kelly Connolly
5026 N. Lawndale Avenue
Chicago, IL 60625