

UNOFFICIAL COPY

Doc#: 1735255070 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/18/2017 11:00 AM Pg: 1 of 3

Dec ID 20171201664854
ST/CO Stamp 0-874-453-024 ST Tax \$125.00 CO Tax \$62.50
City Stamp 1-552-128-032 City Tax: \$1,312.50

WARRANTY DEED

James B. Allen, a single man, 4831 N. St. Louis, Chicago, IL 60625 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Vicente Palmerin**, 3429 W Fullerton Ave., Chicago, IL 60647 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 13-35-202-003-0000

Address of Real Estate: 3429 W Fullerton Ave., Chicago, IL 60647

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

1735009 4779LP

1/2 mm Chicago Title

Handwritten signature

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Dated: 11/14, 2017

James B. Allen &
James B. Allen

STATE OF IL)
) SS)
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **James B. Allen** is 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 and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 14th day of November, 2017

Teresa L. West
Notary Public



Commission expires

Prepared By:

Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Vicente Palmerin
3429 W Fullerton Ave.
Chicago, IL 60647

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Legal Description of 3429 W. Fullerton, Chicago, IL

LOT 23 IN BLOCK 1 OF ALLPORT'S SUBDIVISION OF THE NORTH 3/8 OF THE EAST 1/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office