

# UNOFFICIAL COPY

Doc#: 1907349166 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/14/2019 11:52 AM Pg: 1 of 2

Dec ID 20190301612965  
ST/CO Stamp 0-548-900-256 ST Tax \$880.00 CO Tax \$440.00  
City Stamp 0-119-924-128 City Tax: \$9,240.00

## WARRANTY DEED

STC 01146-62040 1 of 2 MS

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, MICHAEL HERNANDEZ, a married man\*\*, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid, and of other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto BRADLEY ALLEN, a single man, and JENNIFER NICKERSON, a single woman,, not as tenants in common but as JOINT TENANTS, as GRANTEE, all of the following described real estate situated in the County of Cook in the State of Illinois, to wit:

ABOVE SPACE FOR RECORDER'S USE ONLY

**Lot 36 in Sheldon Estate Subdivision of Block 32 in Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (Except the Southwest 1/4 of the Northeast 1/4 thereof, the Southeast 1/4 of the Northwest 1/4 thereof, and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois**

Permanent Real Estate Index Number(s): 14-19-301-021

Address of Real Estate: 3507 N. Claremont Avenue  
Chicago, Illinois 60618

Subject, however, to the general real estate taxes for the year 2018 and 2019 not yet due and payable and thereafter, and all instruments, covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations of record. Together with all building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



\*\* This is not Homestead Property for Michael Hernandez.

Dated this 28<sup>th</sup> day of February, 2019.

GRANTOR

  
MICHAEL HERNANDEZ

REAL ESTATE TRANSFER TAX		08-Mar-2019
	CHICAGO:	6,600.00
	CTA:	2,640.00
	TOTAL:	9,240.00 *

REAL ESTATE TRANSFER TAX		14-Mar-2019
	COUNTY:	440.00
	ILLINOIS:	880.00
	TOTAL:	1,320.00

14-19-301-021-0000 | 20190301612965 | 0-119-924-128

\* Total does not include any applicable penalty or interest due.

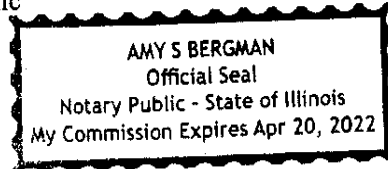
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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Champaign )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that MICHAEL HERNANDEZ personally known to be 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 official seal, this 28<sup>th</sup> day of February, 2019.

[Signature]  
Notary Public



**MAIL RECORDED DEED**

BRADLEY ALLEN  
3507 N CLAREMONT  
CHICAGO, IL 60618

**SEND SUBSEQUENT TAX BILLS TO:**

BRADLEY ALLEN  
3507 N CLAREMONT  
CHICAGO, IL 60618

**THIS INSTRUMENT PREPARED BY:**

Robert E. Molloy  
2234 W. North Avenue  
Chicago, Illinois 60647  
(773) 454-5685