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File # 750255 1 of 2  
**WARRANTY DEED**  
Illinois Statutory

Mail To:

Juan Perez  
3434 W. 23<sup>rd</sup> St.  
Chicago, IL 60623



Doc# 2114706054 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/27/2021 10:22 AM PG: 1 OF 4

The GRANTOR, FORTUNATO BROWN, a married man, of Blue Island, IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to:

**JUAN J. PEREZ, A SINGLE MAN**, of Chicago, Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1 IN CUMMING AND GROSS' SUBDIVISION OF LOTS 18 AND 23 IN JOY AND FRISBIE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

SUBJECT TO: General real estate taxes not yet due or payable, covenants, conditions and restrictions of record; and building lines and easements.

Permanent Real Estate Index Number: 16-26-202-041-0000 ✓

Address of Real Estate: 3434 W 23rd St, Chicago, IL 60623 ✓

Dated this 15<sup>th</sup> day of April, 2021

Signature of Grantor:

Fortunato P Brown

FORTUNATO BROWN

NOT HOMESTEAD PROPERTY

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SC  
INT

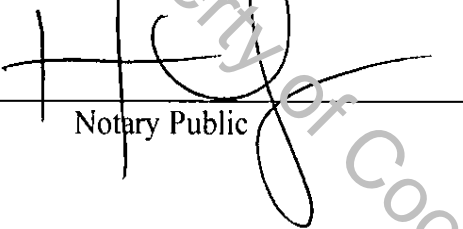
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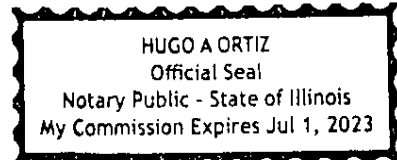
State of Illinois                     )  
   )  
 County of Cook                    )       SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **FORTUNATO BROWN**, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN to before

me this 15<sup>th</sup> day of April, 2021

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



NAME AND ADDRESS OF TAXPAYER(S):

Juan J. Perez  
3434 W 23rd St  
Chicago, IL 60623

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Prepared by:  
 LAW OFFICES OF HUGO A. ORTIZ, P.C.  
 4440 S. Ashland Avenue  
 Chicago, Illinois 60609

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**REAL ESTATE TRANSFER TAX**

26-Apr-2021

**CHICAGO:**

1,796.25

**CTA:**

718.50

**TOTAL:**

2,514.75

16-26-202-041-0000 | 20210401699783 | 1-411-165-712

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

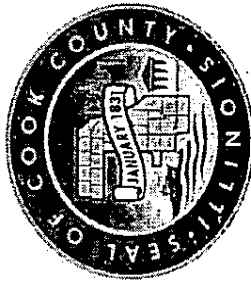
Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

26-Apr-2021



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

119.75  
239.50  
359.25

16-26-202-041-0000

20210401699783

1-747-951-120