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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Ct
24 GSTS 6/26/24

Doc#: 2420024016 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/18/2024 9:12 AM Pg: 1 of 2

Doc ID 20240701655582

ST/Co Stamp 2-143-525-680 ST Tax \$135.00 CO Tax \$67.50

THE GRANTOR(S) **Edmundo Rivera**, a single man, of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to **Palmer Legacy Solutions, LLC**, An Illinois Limited Liability Company, of 22734 STANFORD DRIVE FRANKFORT, IL 60423 the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 7 IN BLOCK 2 IN COOPER'S HAZELCREST MANOR, BEING A SUBDIVISION OF THE EAST 443 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installment not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2024 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2024.

Permanent Real Estate Index Number(s): **28-25-209-007-0000**

Address of Real Estate: **16776 Artesian Ave, Hazel Crest, IL 60429**

Dated this 07/12/2024

Edmundo Rivera

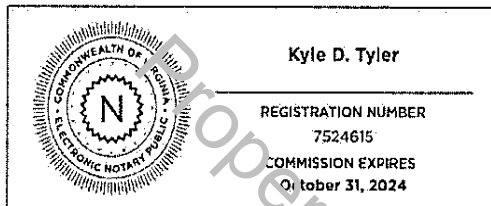
Edmundo Rivera (SEAL)

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STATE OF Virginia)
) ss.
COUNTY OF Loudoun

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Edmundo Rivera**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 07/12/2024





Notarized remotely online using communication technology via Proof. _____
Notary Public

Prepared by:

Carlos P. Aparicio, Esq.
Aparicio Law Office LLC
5838 S. Archer Avenue
Chicago, IL 60638

Mail to:

Palmer Legacy Solutions, LLC
22734 STANFORD DRIVE
FRANKFORT, IL 60423

Name and Address of Taxpayer:

Palmer Legacy Solutions, LLC
22734 STANFORD DRIVE
FRANKFORT, IL 60423

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