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Doc#: 2420402275 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/22/2024 11:24 AM Pg: 1 of 2

Dec ID 20240601633588

ST/Co Stamp 1-931-133-744 ST Tax \$355.00 CO Tax \$177.50

City Stamp 0-028-918-576 City Tax \$3,727.50

PTOL-100431
1 of 1

Warranty Deed

THE GRANTOR, JOSEPH F. IACULLO, AS TRUSTEE UNDER THE JOSEPH F. IACULLO LIVING TRUST DATED OCTOBER 25, 2000, 3620 S. Emerald Avenue, Chicago, IL 60609, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **XIAO HONG CHEN**, a single woman (marital status), of the City of Chicago, County of Cook, State of IL (address), the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

The Grantor/s hereby specifically release any and all homestead rights to the subject property that may exist.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

(See legal description on reverse side)

Permanent Real Estate Index Number: 17-33-307-032-0000

Address of Real Estate: 3620 S. Emerald Avenue
Chicago, IL 60609

In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 5 day of June, 2024.

JOSEPH F. IACULLO, AS TRUSTEE UNDER THE JOSEPH F. IACULLO LIVING TRUST DATED OCTOBER 25, 2000:

Joseph F. Iacullo
JOSEPH F. IACULLO, TRUSTEE

This Deed was prepared by: PAVLOVICH LAW, L.L.C., 8770 W. Bryn Mawr Ave., Ste. 1300, Chicago, Illinois 60631 (773.961.7877)

PROPER TITLE, LLC

UNOFFICIAL COPY

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County/Country, in the State aforesaid, DO HEREBY CERTIFY that Joseph P. LaCulla, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

Marissa Garcia
Notary Public

(Notary Seal)



Given under my hand and official seal, this 5 day of June, 2024.

AFTER RECORDING, RETURN TO:

Hao Hong Chen
3620 S. Emerald Ave.
Chicago, IL 60609

SEND SUBSEQUENT TAX BILLS TO:

Hao Hong Chen
3620 S. Emerald Ave.
Chicago, IL 60609

LEGAL DESCRIPTION:

Lot 17 in Block 5 in Hamburg being Samuel Geh's Subdivision of Blocks 23 and 24 in Canal Trustee's Subdivision of Section 33, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-33-307-032-0000

Address of Real Estate: 3620 S. EMERALD AVENUE, CHICAGO, IL 60609