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Doc#: 1920515009 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/24/2019 11:02 AM Pg: 1 of 3

Dec ID 20190701638541
ST/CO Stamp 0-979-350-624 ST Tax \$275.00 CO Tax \$137.50
City Stamp 0-542-291-040 City Tax: \$2,887.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Erika Abbate and Eric Abbate
726 W. Memorial Road
Bensenville, IL 60106

(The Above Space for Recorder's Use Only)

THE GRANTORS Erika Abbate and Eric Abbate, a married couple, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Harrison Park Partners LLC of 3501 N. Southport, Unit 345, Chicago, IL 60657, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

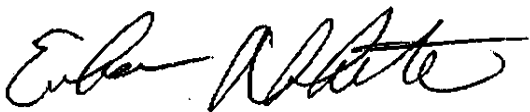
Permanent Index Number(s): 17-19-428-004-0000

Property Address: 1751 21st Place W, Chicago, IL 60608

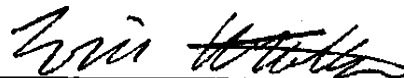
SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; and general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

***NOTE: THIS IS NOT THE SELLERS' HOMESTEAD PROPERTY**

Dated this 16th day of July, 2019.



Erika Abbate



Eric Abbate

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Erika Abbate and Eric Abbate personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 16th day of July, 2019.

Sonia Grandfield

Notary Public



THIS INSTRUMENT PREPARED BY
Law Office of Michael P. Bradt
549 South Washington Street
Naperville, IL 60540

MAIL TO:

Codilis & Associates, P.C.
15W030 North Frontage Road
Burr Ridge, ILLINOIS 60527

SEND SUBSEQUENT TAX BILLS TO:

Harrison Park Partners LLC
1751 21st Place W
Chicago, IL 60608

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EXHIBIT A LEGAL DESCRIPTION

Lot 69 in Shoenberger's Subdivision of Block 63 in the Subdivision of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office