

UNOFFICIAL COPY

Doc#: 2026807266 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 09/24/2020 11:28 AM Pg: 1 of 2

Dec ID 20200801654834

ST/CO Stamp 0-747-142-880 ST Tax \$180.00 CO Tax \$90.00

City Stamp 0-481-541-856 City Tax: \$1,890.00

WARRANTY DEED

GRANTOR(S): ERIC ZABEDNY,
an unmarried man,
of the CITY of CHICAGO, COUNTY of COOK,
STATE of ILLINOIS for
and in consideration of Ten Dollars and 00/100
Dollars in hand paid, CONVEY and WARRANT to:

LINDSAY FALLICO AND NICHOLAS FALLICO, husband and wife, as tenants by the entirety,
all interest in the following described Real Estate situated in the County of Cook in the State of
Illinois, to wit:

**UNIT 2B IN NORTHWEST POINT SOUTH CONDOMINIUM AS DELINEATED ON A
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE : THAT PART OF LOTS
10 TO 14 AND PART OF THE VACATED ALLEY IN GUNTHER'S SUBDIVISION OF
LOT 6 OF THE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RAILROAD ALL IN COOK
COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM FILED AS LR 3045153, TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Address: 6443 N. Northwest Hwy, B7, Chicago, IL 60631 PIN #: 09364191091008

Subject to: (a) General real estate taxes not due and payable at time of closing; (b) Restrictions of
record, so long as they do not interfere with Grantees' use and enjoyment of property; hereby
releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State
of Illinois.

DATED this 5th day of August 2020.

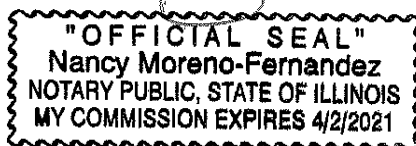
Eric Zabedny (Seal)
ERIC ZABEDNY

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 ERIC ZABEDNY, is/are personally known to me to be the same
person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day
in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as
his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release
and waiver of right of homestead.

GIVEN under my hand and official seal this 5 day of August 2020.

Nancy Moreno-Fernandez Notary Public



AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

2026117184

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Prepared by Gina Lavorata-O'Hehir, 6687 N. Northwest Hwy., Chgo, Illinois 60631
(773) 775-3104.

Send subsequent tax bills to:

Mail to:

Nicholas Fallico and Lindsay Fallico
6443 N. Northwest Hwy, B2
Chicago, Illinois 60631

→ Same

Property of Cook County Clerk's Office