

# UNOFFICIAL COPY

Doc#: 2027606190 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/02/2020 12:18 PM Pg: 1 of 3

Dec ID 20200801661542  
ST/CO Stamp 1-076-994-528 ST Tax \$550.00 CO Tax \$275.00  
City Stamp 0-199-549-408 City Tax: \$5,775.00

*(Ct) 1002*  
*206NW450079PK15*

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**Individual**

THE GRANTORS, DEANICK L. SNYDER and MELISSA R. SNYDER, husband and wife, owners in FEE SIMPLE of 2448 W. Taylor St., Chicago, IL 60612, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, ERIC ABBATE & ERIKA ABBATE, Husband and Wife, of Bensenville, Illinois to hold all interest as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, and not as tenants in common, in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

## LEGAL DESCRIPTION:

LOT 1 IN THE SUBDIVISION OF LOTS 35, 36, 37 AND 38 IN BLOCK 1 IN S.W. RAWSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 16-13-420-023-0000

Address(es) of Real Estate: 2448 W. Taylor Street, Chicago, IL 60612

Dated this 31st day of July, 2020.

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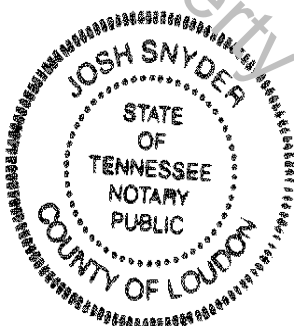
Melissa R Snyder  
MELISSA R. SNYDER

Tennessee  
STATE OF ~~ILLINOIS~~, COUNTY OF Loudon ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that MELISSA R. SNYDER, 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 any right of homestead.

Given under my hand and official seal, this 31 day of July, 2020.

[Signature] (Notary Public)



**Prepared by:**

Zachary Lynn, Esq.  
Law Office of Zachary Lynn  
1102 Jeannette Street  
Des Plaines, IL 60016

**Mail to:**

Michael P. Bradt  
549 S. Washington St.  
Naperville, IL 60540

**Name and Address of Taxpayer:**

Eric Abbate  
~~248 W. Taylor Street~~  
~~Chicago, IL 60612~~  
726 W. Memorial Dr.  
Bensenville, IL 60106

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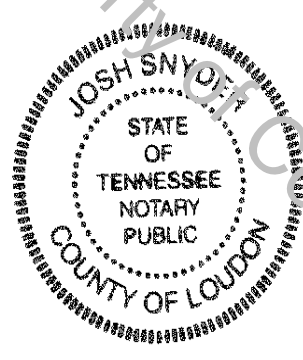
Derrick L. Snyder  
DERRICK L. SNYDER

STATE OF Tennessee ~~ILLINOIS~~, COUNTY OF Loudon ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that DERRICK L. SNYDER, 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 any right of homestead.

Given under my hand and official seal, this 31 day of July, 20 20.

[Signature] (Notary Public)



Property of Cook County Clerk's Office