

WARRANTY DEED (Illinois)

THIS DEED is made as of the 5 day of January, 2022, by and between



22028250020

Doc# 2202825002 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/28/2022 09:15 AM PG: 1 OF 5

THE HUNTER INSTITUTE, AN ILLINOIS CORPORATION

("Grantor," whether one or more),

and

ANGELICA GERVACIO, A MARRIED WOMAN, JUVENAL GOMEZ, JR, SINGLE KRISTAL RODRIGUEZ, SINGLE AS JOINT TENANTS

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

THE SOUTH 135 FEET OF THE WEST QUARTER OF LOT 14, IN BLOCK 3, IN F.H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-17-106-103-0000 (VOL: 341)

COMMONLY KNOWN AS: 6238 W. EASTWOOD AVE., CHICAGO, IL 60630

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

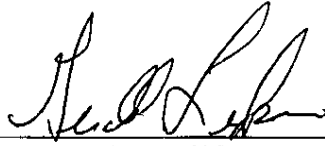
Vertical stamp: SPS SC INT JP with handwritten marks

Citywide Title Corporation 111 W. Washington Street Suite 1280 Chicago IL 60602

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name

to be signed to these presents, this 5 day of January, 2022.



THE HUNTER INSTITUTE, AN ILLINOIS CORPORATION
BY: GERALD LIPKIN, ITS PRESIDENT

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Neil Kaiser, 716 Lee Street, Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO: ANGELICA GERVACIO AND JUVENAL GOMEZ, JR AND KRISTAL RODRIGUEZ
6238 W. EASTWOOD AVE., CHICAGO, IL 60630

OR RECORDER'S OFFICE BOX NO. _____

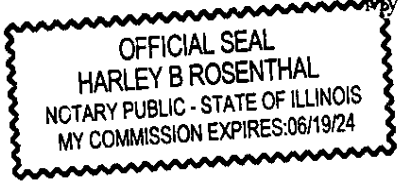
STATE OF IL }
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that GERALD LIPKIN FOR THE HUNTER INSTITUTE, AN ILLINOIS CORPORATION is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of January, 2022.

Notary Public 

My Commission Expires: 6/19/24



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File No: 762801

EXHIBIT "A"

THE SOUTH 135 FEET OF THE WEST QUARTER OF LOT 14, IN BLOCK 3, IN F.H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 13-17-106-103-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

12-Jan-2022



CHICAGO:

1,852.50

CTA:

741.00

TOTAL:

2,593.50*

13-17-106-103-0000

20220101695652

1-655-518-8664

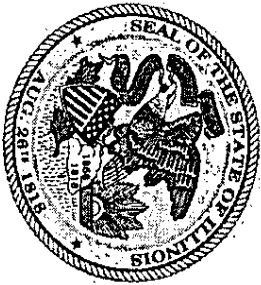
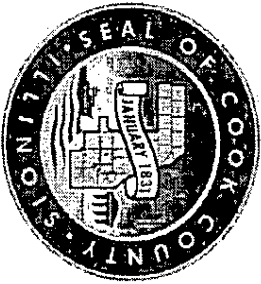
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

12-Jan-2022



COUNTY:	123.50
ILLINOIS:	247.00
TOTAL:	370.50

13-17-106-103-0000

20220101695652

1-425-684-112

Property of Cook County Clerk's Office