

UNOFFICIAL COPY

2/13

2022-00540-17

Doc#: 2206206209 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2022 12:28 PM Pg: 1 of 2

Dec ID 20220201635414
ST/CO Stamp 2-002-224-528 ST Tax \$300.00 CO Tax \$150.00
City Stamp 1-061-832-080 City Tax: \$3,150.00

INSTRUMENT PREPARED BY:

Patrick Doah
1407 W Washington Blvd.
Chicago, Illinois 60607

RETURN INSTRUMENT TO:

Patrick Doah
1407 W Washington Blvd.
Chicago, Illinois 60607

Space Above for Recorder's Use (55 ILCS 5/412002)

WARRANTY DEED

(765 ILCS 5/9)

PREMIER TITLE

The Grantor, Antoinette M. Pacocha, as Trustee of the Antoinette M. Pacocha Revocable Trust dated May 31, 2019, with an address of 3348 N Orange Ave., Chicago, Illinois 60634 (the "Grantor"), for and in consideration of the sum of Three Hundred Thousand Dollars Zero Cents (\$300,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants unto Michael J. Strnad, an unmarried man, with an address of 3348 N Orange Ave., Chicago, Illinois 60634 (the "Grantee"), the real property situated in Cook County, Illinois, described as follows (the "Property"):

LOT 3 IN BLOCK 5 IN JOHN J. RUTHERFORD'S 4TH ADDITION TO MONT CLARE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Tax Number: 12-24-317-021-0000

Commonly Known As (Property Address): 3348 N Orange Ave, Chicago IL 60634

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantee and successors and assigns, forever.

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This conveyance is subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether or not of record; all other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property; all other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes and assessments for the current year and all subsequent years; and zoning and other governmental regulations.

This deed is intended to constitute a general warranty deed that includes all of the covenants described in 765 ILCS 5/9, except as to reservations and exceptions described herein.

Signed by the Grantor, Antoinette M. Pacocha Revocable Trust, on FEBRUARY 25, 2022.

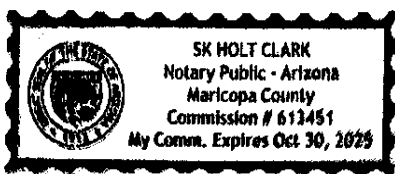
ANTOINETTE M. PACOCHA
REVOCABLE TRUST
Antoinette M. Pacocha
Antoinette M. Pacocha, Trustee

STATE OF ARIZONA
CITY/COUNTY OF MARICOPA

This instrument was acknowledged to me on FEBRUARY 25, 2022 by Antoinette M. Pacocha, as Trustee of the Antoinette M. Pacocha Revocable Trust dated May 31, 2019.

[Signature]
NOTARY PUBLIC
My Commission Expires 10/30/2025

[SEAL]



RETURN FUTURE TAX BILLS TO: AND MAIL TO:
Patrick Doah
1407 W Washington Blvd.
Chicago, Illinois 60607

Michael STRNAD
3348 N. Orange Ave
Chicago IL 60634