

# UNOFFICIAL COPY

Doc#: 2212239132 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/02/2022 11:17 AM Pg: 1 of 2

## WARRANTY DEED

410699756 1/2

Dec ID 20220301662186  
ST/CO Stamp 2-008-029-072 ST Tax \$279.00 CO Tax \$139.50

GIT

THE GRANTOR (S): **Hossein Montes, single and not part of a civil union of 1523 N. 19<sup>th</sup> Ave. Melrose Park, IL 60160** for and in consideration of Ten (\$10.00) and No/100----- DOLLARS, and other good and valuable consideration-----in hand paid, CONVEYS and WARRANTS to **Jake A. Schneider**----- and **Erin B. Moreno** husband and wife of **2463 Bridlewood Drive, Franklin, IN 46131**, as tenants by the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 26 IN BLOCK 2 IN GOSS, JUDD AND SHEP MAN'S WEST DIVISION STREET HOME ADDITION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

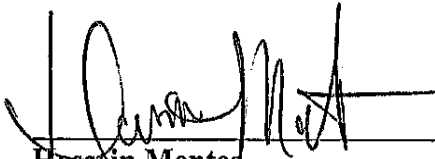
SUBJECT TO: Covenants, conditions, restrictions of record and general real estate taxes for the year 2021 and subsequent years.



COMMONLY KNOWN AS: **1523 N. Broadway, Melrose Park, IL 60160**  
Ave.

P.I.N.: **15-03-130-013-0000**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premises.

Dated this 25 day of March, 2022

  
Hossein Montes

REAL ESTATE TRANSFER TAX		29-Apr-2022
	COUNTY:	139.50
	ILLINOIS:	279.00
	TOTAL:	418.50
15-03-130-013-0000		20220301662186   2-008-029-072

VILLAGE OF MELROSE PARK  
Certificate of Compliance  
TRANSFER STAMP  
Ordinance No. 687  
1523 Broadway Ave  
Address of Property  
D.A. 4-27-22  
Approved Date

# UNOFFICIAL COPY

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 **Hossein Montes** personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the releases and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of March, 2022

Commission Expires: \_\_\_\_\_

Amanda C Efta  
Notary Public



MAIL TO:

ADDRESS OF PROPERTY:

Shawn Belger LLC  
9760 Franklin Ave  
PO Box 1208  
Franklin Park, IL 60131

1523 N. Broadway  
Melrose Park, IL 60160

SEND SUBSEQUENT TAX BILLS TO:

OR

Jake A. Schneider  
1523 N. Broadway  
Melrose Park, IL 60160

Recorder's Office Box No: \_\_\_\_\_

This instrument was prepared by:  
**Ronald M. Serpico Attorney at Law 1807 N. Broadway, Melrose Park, Illinois 60160**