

UNOFFICIAL COPY

Doc#: 2216421231 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/13/2022 10:54 AM Pg: 1 of 4

This Instrument was prepared by:

Jennifer Barton, Esq.
Robbins DiMonte, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

Dec ID 20220501603436
ST/CO Stamp 1-334-722-448 ST Tax \$1,015.00 CO Tax \$507.50
City Stamp 0-972-701-584 City Tax: \$10,657.50

After recording, please mail to:

~~Linda Valenti, Esq.
Central Law Group
2822 Central Street, Suite 300
Evanston, IL 60201~~

Mail Subsequent Tax Bills to:

Richard B. Lee & Emily Rosengren
2426 N. Kimball Ave #2
Chicago, IL 60647

DJ22-83314 1/2

WARRANTY DEED Statutory (Illinois)

THE GRANTORS, **CHRISTOPHER J. HAJUK** and **ERICA M. FORNERET**, husband & wife, of 328 North Street, Newburgh, NY 12550, and **PHYLLIS C. FORNERET**, a widow and not since remarried, of 1831 Wellington Road, Los Angeles, CA 90019, for and in consideration of Ten Dollars and no/100ths (\$10.00) and other good and valuable consideration in hand paid, **CONVEY and WARRANT** unto **RICHARD B. LEE AND EMILY C. ROSENGREN**, THE GRANTEES, as tenants by the entirety as tenants by the entirety, all of their interest in the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Address of Real Estate: 2426 N. KIMBALL AVENUE, CHICAGO, IL 60647

Permanent Real Estate Index Number: 13-26-426-023-0000

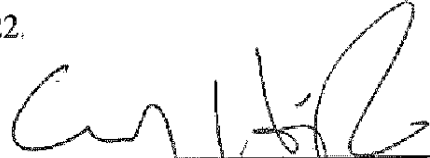
SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

[SIGNATURE & NOTARY PAGE TO FOLLOW]

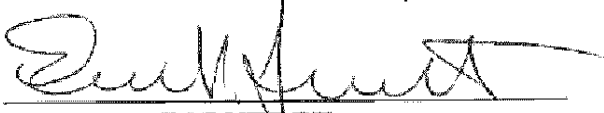
Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

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DATED as of this 9 day of May, 2022.



CHRISTOPHER J. HAJEK



ERICA M. FORNERET

State of N.Y.)
) SS
County of Orange

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Christopher J. Hajek and Erica M. Forneret, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, 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 the right of homestead.

Given under my hand and official seal this 09 day of May, 2022.

Marie Casado
Notary Public, State of New York
Reg. No. 01CA6427091
Qualified in Orange County
Commission Expires December 20, 2025



NOTARY PUBLIC

Property of Cook County Clerk's Office

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Lot 1 and the North 6 feet of Lot 2 in Kimball's Subdivision of the South 1/2 of Lot 17 in Kimball's Subdivision of the East 1/2 of the Southwest 1/4 and the West 1/2 of the Southwest 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, (except 25 acres in the Northeast corner), in Cook County, Illinois.

Property of Cook County Clerk's Office