

# UNOFFICIAL COPY



\*2217841059D\*

Doc# 2217841059 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/27/2022 03:07 PM PG: 1 OF 3

## WARRANTY DEED ILLINOIS STATUTORY

22149580 1/2  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

THE GRANTOR(S), SAINT JOSEPH REALTY AND DEVELOPMENT, INC., an Illinois corporation, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys(s) and Warrant(s) to DEREK S. ABBOTT-MOLINA and BENJAMIN J. ABBOTT-MOLINA, a married couple, not as tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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


Subject property is non-homestead property

Permanent Real Estate Index Number(s): 13-35-327-028-0000



Address(es) of Real Estate: 1622 N. Monticello Ave., Chicago, Illinois 60647

Dated this 10th day of June 2022

  
\_\_\_\_\_  
SAINT JOSEPH REALTY AND  
DEVELOPMENT, INC., by Mitch Gaj

REAL ESTATE TRANSFER TAX		16-Jun-2022
	CHICAGO:	6,300.00
	CTA:	2,520.00
	TOTAL:	8,820.00

13-35-327-028-0000 | 20220601642255 | 0-131-926-096  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		16-Jun-2022
	COUNTY:	420.00
	ILLINOIS:	840.00
	TOTAL:	1,260.00

13-35-327-028-0000 | 20220601642255 | 1-205-667-920

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mitch Gaj, personally known to me to be the same person(s) whose name(s) is 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.

Given under my hand and official seal, this 10th day of June, 2022



*[Handwritten Signature]* (Notary Public)

*Prepared By:* Barry C. Zachary, Esq.  
Barry C. Zachary P.C.  
2700 Patriot Blvd., Suite 250  
Glenview, Illinois 60026

*Mail To:* DEREK MOLINA  
1622 N. MONTICELLO AVE  
CHICAGO, IL 60647

*Name & Address of Taxpayer:*  
DEREK MOLINA  
1622 N. MONTICELLO AVE  
CHICAGO, IL 60647

Notary Public of Cook County Clerk's Office

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## LEGAL DESCRIPTION

LOT 36 IN BLOCK 7 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION AND EXCEPT RAILROAD), IN COOK COUNTY, ILLINOIS.

Address, commonly known as:  
1622 N Monticello Ave  
Chicago, IL 60647

PIN#: 13-35-327-028-0000

Property of Cook County Clerk's Office