

UNOFFICIAL COPY

Doc#: 2218933124 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/08/2022 03:12 PM Pg: 1 of 3

Dec ID 20220601642923
ST/CO Stamp 1-280-651-344 ST Tax \$633.00 CO Tax \$316.50
City Stamp 0-206-909-520 City Tax: \$6,646.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Derek S. Abbott-Molina and Benjamin J.
Abbott-Molina
1905 N. Albany Avenue, Unit 3
Chicago, IL 60647

(The Above Space for Recorder's Use Only)

THE GRANTORS Derek S. Abbott-Molina and Benjamin J. Abbott-Molina, a married couple, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Samantha Schreiner, never married, of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-36-302-054-1003

Property Address: 1905 N. Albany Avenue, Unit 3, Chicago, IL 60647

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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.

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

UNOFFICIAL COPY

Dated this 23rd day of May, 2022.

Derek S. Abbott-Molina
Derek S. Abbott-Molina

Benjamin J. Abbott-Molina
Benjamin J. Abbott-Molina

)
STATE OF ILLINOIS
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Derek S. Abbott-Molina and Benjamin J. Abbott-Molina 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 in the 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 notarial seal, this 23 day of May, 2022.

Leigh Wyatt
Notary Public



THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:

~~Evelyn Roldan-Caraballo~~
KENT NOVIT, ESQ
100 N. LA SALLE ST
SUITE 1700
CHICAGO, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Samantha Schreiner
1905 N. Albany Avenue, Unit 3
Chicago, IL 60647

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Unit 3 in the 1905 N. Albany Avenue Condominium, as delineated on a Survey of the following described parcel of real estate:

Lot 22 in Block 1 in S. Delamater's Subdivision of the East 128 feet of the West 19 acres of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois,

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded August 19, 2019 as document 1923134062, as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of parking space P-3 and roof rights assigned to Unit 3, limited common elements, as delineated on a Survey attached to the Declaration of Condominium recorded August 19, 2019 as document 1923134062.

Property of Cook County Clerk's Office