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766628

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2219420269 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2022 11:55 AM Pg: 1 of 4

Dec ID 20220701670075
ST/CO Stamp 1-946-686-544 ST Tax \$205.00 CO Tax \$102.50

Citywide Title Corporation
111 W. Washington Street
Suite 1200
Chicago IL 60602

Preparer File: Sandoval
File No.: 766628

THE GRANTOR(S) Gerardo Sandoval and Amy E. Killebrew, a married couple, of 2316 E 5th st, Charlotte, NC 28204, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to, Mohammed Mahnabi, single man, of 516 Des Plaines Ave, Forest Park IL 60130 all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7443 W. FULLERTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1808029052, AS AMENDED FROM TIME TO TIME, IN THE SUBDIVISION OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE, AS A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM AFORESAID.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2021, 2022 and subsequent years.

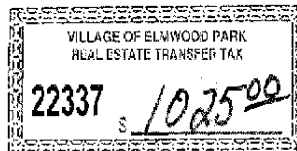
PIN: 12-36-202-041-1003

Real Estate Property known as: 7443 W Fullerton Ave., Unit 3, Elmwood Park, IL 60707

Dated this 1st day of July, 2022

Gerardo Sandoval
Gerardo Sandoval

Amy E. Killebrew
Amy E. Killebrew



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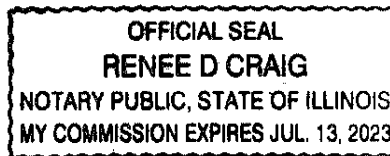
STATE OF IL, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Gerardo Sandoval**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 1st day of July 2022

Renee D Craig
Notary Public



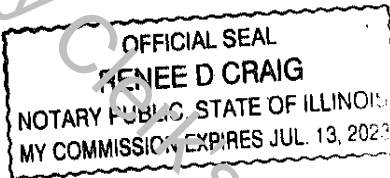
STATE OF IL, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Amy E. Killebrew**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 1st day of July 2022

Renee D Craig
Notary Public



Prepared by:
Gurney Law Group LLC
150 S. Wacker Drive, Suite 2400
Chicago, IL 60606

Mail to: Mohammed Mahnabi
7443 W. Fullerton Ave. (unit 3)
Elmwood Park, IL. 60707

Name and Address of Taxpayer:
Mohammed Mahnabi
7443 W. Fullerton Ave. (unit 3)
Elmwood Park, IL. 60707

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EXHIBIT "A"

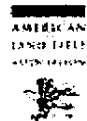
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Property of Cook County Clerk's Office
PIN: 17-36-202-041-1003

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

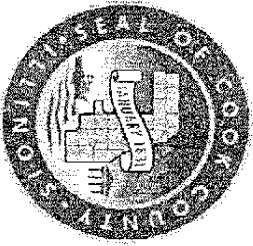
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REAL ESTATE TRANSFER TAX

12-JUL-2022



COUNTY:	102.50
ILLINOIS:	205.00
TOTAL:	307.50

12-36-2022-041-1003

20220701670075

1-946-686-544

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