

# UNOFFICIAL COPY

Doc#. 2225121059 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/08/2022 08:04 AM Pg: 1 of 2

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Dec ID 20220701693411  
ST/CO Stamp 1-549-351-504 ST Tax \$420.00 CO Tax \$210.00

1012 2233360

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**Joint Tenancy**

THE GRANTOR(S), KUEN SOON CHOE and JUNG I. CHOE, wife and husband, both of Palatine, Cook County, Illinois, 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 MATTHEW FALLICO, a single person, and NATASHA LENART, a single person, both of 4308 Nutmeg Lane, Apt. 238, Lisle, Illinois 60532, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**UNIT 33 DESCRIBED AS THE EAST 28.04 FEET OF THE WEST 61.04 FEET OF LOT 9 IN SUTTON PARK PLACE PHASE 2, BEING A SUBDIVISION IN THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

SUBJECT TO: Party wall rights, private, public and utility easement, and roads and highways, covenants, conditions and restrictions of record, special taxes or assessment, general taxes for the year 2021 and subsequent years including taxes, and installments not due at the date hereof of any special tax or assessment.

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 forever not as tenants in common but as JOINT TENANTS.

Permanent Real Estate Index Number(s): 02-09-406-026-0000  
Address(es) of Real Estate: 891 W. Goodrich Place, Palatine, Illinois 60067

Dated this 26 day of August, 20 22

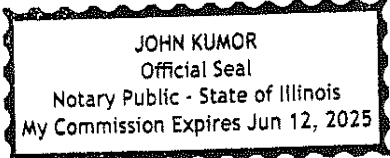
X [Signature] X [Signature]  
KUEN SOON CHOE JUNG I. CHOE

STATE OF IL, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that KUEN SOON CHOE, personally known to me to be the same person(s) whose name(s) 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 26 day of August, 20 22

[Signature] (Notary Public)



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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 JUNG I. CHOE, personally known to me to be the same person(s) whose name(s) 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 26 day of August, 2022.

[Signature] (Notary Public)



**Prepared by:**  
John Kumor, Esq.  
KUMOR LAW, LLC  
7642 West Belmont Avenue  
Chicago, Illinois 60634  
(773) 625-2200

**Mail To:**  
Chang legal  
1990 E Myonquin Rd #160  
Schaumburg IL 60173

**Name and Address of Taxpayer:**  
**MATTHEW FALLICO AND NATASHA LENART**  
891 W. Goodrich Place  
Palatine, Illinois 60067

Property of Cook County Clerk's Office