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Doc#: 2227625004 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/03/2022 09:24 AM Pg: 1 of 3

Dec ID 20220901646984
ST/CO Stamp 1-953-697-360 ST Tax \$689.50 CO Tax \$344.75
City Stamp 0-879-955-536 City Tax: \$7,239.75

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Erika Abbate and Eric Abbate
1721 N. Western Ave.
Suite 1
Chicago, IL 60647

(The Above Space for Recorder's Use Only)

THE GRANTORS Erika Abbate and Eric Abbate, husband and wife, of 1721 N. Western Ave., Suite 1, Chicago, IL 60647 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 Kevin Colston, ~~a single man~~, and Asac Nakagawa, ~~a single woman~~, of 1600 S. Jefferson St., Chicago, IL 60616, ~~not~~ as tenants by the entirety, ~~nor as tenants in common, but as joint tenants~~, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

^{SEE} Husband and Wife

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-13-420-023-0000

Property Address: 2448 W. Taylor St., Chicago, IL 60612

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.

Dated this 22nd day of September, 2022.



Erika Abbate



Eric Abbate

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Erika Abbate and Eric Abbate 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 22nd day of September, 2022.



Samantha Burns

Notary Public


THIS INSTRUMENT PREPARED BY
Michael Potter Bradt
Law Office of Michael P. Bradt
549 South Washington Street
Naperville, IL 60540

MAIL TO:

~~Iversen Chicago Law~~
~~119 S. Emerson~~
~~#262~~
~~Mount Prospect, IL 60056~~



SEND SUBSEQUENT TAX BILLS TO:

Kevin Colston
2448 W. Taylor St.
Chicago, IL 60612

REAL ESTATE TRANSFER TAX		30-Sep-2022
	CHICAGO:	5,171.25
	CTA:	2,068.50
	TOTAL:	7,239.75 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		30-Sep-2022
	COUNTY:	344.75
	ILLINOIS:	689.50
	TOTAL:	1,034.25

16-13-420-023-0000 | 20220901646984 | 1-953-687-360

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EXHIBIT A LEGAL DESCRIPTION

Lot 1 in the Subdivision of Lots 35, 36, 37 and 38 in Block 1 in S.W. Rawson's Subdivision of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office