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Doc#. 1926746147 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 09/24/2019 10:48 AM Pg: 1 of 3

Dec ID 20190801677486

ST/CO Stamp 1-782-575-712 ST Tax \$268.50 CO Tax \$134.25

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Derek S. Abbott-Molina and Benjamin J. Abbott-Molina 1342 Ridgeland Avenue Berwyn, IL e0402

PT19 53174 148

(The Above Space for Recorder's Use Only)

THE GRANTORS Derek S. Abbott-Molina and Benjamin J. Abbott-Molina, husband and husband 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 Adrian A. Araujo, III and Aracelia Peralez warried genson: of Chicago, IL, as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION A CLACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-19-215-041-0000

Property Address: 1342 Ridgeland Avenue, Berwyn, IL 60462

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homest ad Exemption Laws of the State of Illinois.

Dated this 26th day of August, 2019.

Derek S. Abbott-Molina

Benjamin J. Abbott-Molina

Proper Title, LLC 1530 E. Dundee Rd. Ste. 250

Palatine, IL 60074

REAL ESTATE

BERWYN, JL

STRANSFER TAX

COLLECTOR'S OFFICE

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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 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 24m day of Augus,

MOLLY FERSTEL
OFFICIAL SEAL

Notary Public



THIS INSTRUMENT PREPARED BY Shane Mowery, Attorney at Law 3653 W Irving Park Rd Chicago, IL 60618

MAIL TO:

Ariel Valdes Adrian A. Arayo III 1342 Ridge Land Ave Berwyn IL 60402

SEND SUBSEQUENT TAX BILLS TO:

Office

Adrian A. Araujo, UI 1342 Ridgeland Avenue Berwyn, IL 60402

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EXHIBIT A LEGAL DESCRIPTION

Lot 21 in Ogden Addition to South Ridgeland being a subdivision of Block 32 in subdivision of Section 19, Township 39 North, range 13, East of the Third Principal Meridian, (except South 300 acres). in Cook County, Illinois

Property of County Clerk's Office