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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 60402

PT 19 53174 142

(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 unmarried person 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 ATTACHED AS EXHIBIT "A"

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

Property Address: 1342 Ridgeland Avenue, Berwyn, IL 60402

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 Homestead Exemption Laws of the State of Illinois.

Dated this 26th day of August, 2019.




Derek S. Abbott-Molina



Benjamin J. Abbott-Molina

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
\$ 08-30-19 \$ 2874.00
COLLECTOR'S OFFICE

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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 Cook County Clerk's Office