

# UNOFFICIAL COPY

Saturn Title LLC  
2027065

Doc#: 2034412152 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/09/2020 03:54 PM Pg: 1 of 3

Dec ID 20201101649721  
ST/CO Stamp 1-065-343-968 ST Tax \$113.50 CO Tax \$56.75

## WARRANTY DEED Statutory (Illinois)

THE GRANTORS, Michael Molda and Julie Molda, f/k/a/ Julie Nolan, a married couple and Edward J. Clarke, a married man, of 603 Garden Circle, Unit 2, Streamwood, Illinois 60107, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Jun Hao, a single man of 549 Gregory Avenue, Unit 3C, Glendale Heights, Illinois 60139, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

### Sec. Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions 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; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

This is not homestead property as to Edward J. Clarke.

Permanent Index Number: 06-13-300-012-1010

Property Address: 603 Garden Circle, Unit 2, Streamwood, Illinois 60107

Dated November 13, 2020

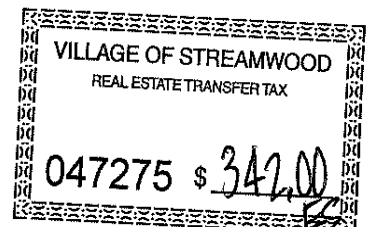
  
Michael Molda

  
Julie Molda f/k/a Julie Nolan

  
Edward J. Clarke

Saturn Title LLC  
1610 W. Higgins Rd.  
Suite 355  
Park Ridge, IL 60068

2027065  
2463

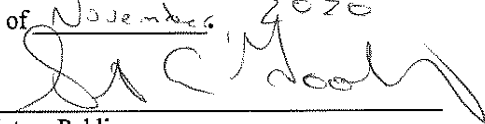


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STATE OF ILLINOIS )  
 )  
COUNTY OF Cook ) SS.

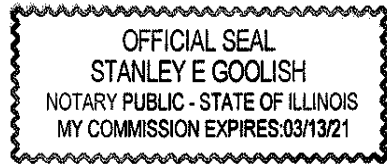
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Michael Molda, Julie Molda f/k/a Julie Nolan and Edward J. Clarke** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 notarial seal, this 15<sup>TH</sup> day of November, 2020

  
\_\_\_\_\_  
Notary Public

My commission expires: 03/13/21

**THIS DOCUMENT PREPARED BY:**  
The Law Office of Stanley E. Goolish, P.C.  
410 Blackhawk Drive  
Schaumburg, Illinois 60193



**MAIL TAX BILL TO:**  
Jun Hao  
603 Garden Circle, Unit 2  
Streamwood, Illinois 60107

**MAIL RECORDED DEED TO:**  
Corey Novick  
70 W. Madison, #2060  
Chicago, Illinois 60602

Property of Cook County Clerk's Office

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## EXHIBIT A

Legal Description: **UNIT NUMBER 603-2 IN BROOKSIDE CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN LADD'S GARDEN QUARTER STREAMWOOD, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, FEBRUARY 13, 1974 AS DOCUMENT NUMBER 22628184 IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS 'PARCEL WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY THE ROBINO-LADD COMPANY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22848901 AS AMENDED FROM TIME TO TIME.**

Permanent Index Number: **06-13-300-012-1010**

Property Address: **603 Garden Circle, Unit 2, Streamwood, Illinois 60107**

Property of Cook County Clerk's Office