

UNOFFICIAL COPY

1091138 182 KJM

WARRANTY DEED

Joint Tenancy

Individuals to Individuals

Doc#: 2108139031 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/22/2021 02:28 PM Pg: 1 of 4

Dec ID 20210201645181

ST/CO Stamp 1-295-907-856 ST Tax \$989.00 CO Tax \$494.50

City Stamp 0-992-248-336 City Tax: \$10,384.50

After Recording Mail to:

O'LEARY LAW FIRM, LLC

JOHN CLARK

#850

Chicago, IL 60602

Name & Address of Taxpayers:

Matthew Brandon Hornick &

Brooke Elizabeth Cullen

1942 N. Mozart Street

Chicago, IL 60647

WARRANTY DEED

THE GRANTORS, Paul Merrick, divorced and not since remarried, and Jami Merrick, divorced and not since remarried, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the GRANTEES, Matthew Brandon Hornick, a single MAN, and Brooke Elizabeth Cullen, a single Woman, whose address 1942 N. Mozart Street, Chicago, IL 60647 of the County of Cook, State of Illinois, as Joint Tenants with rights of survivorship and not as Tenants in Common the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: See Exhibit A attached hereto and incorporated by reference herein;

PIN: 13-36-306-024-0000

Common Address: 1942 N. Mozart Street, Chicago, IL 60647

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 said premises as Joint Tenants and not as Tenants in Common forever.

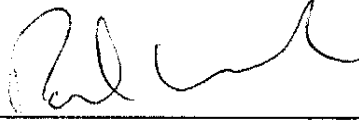
Dated this 23rd day of February, 2021

**SEPARATE NOTARIZED GRANTOR
SIGNATURES ON THE FOLLOWING TWO PAGES**

UNOFFICIAL COPY

RE: Sale of 1942 N. Mozart Street, Chicago, IL 60647

Notarized Signature of Paul Merrick

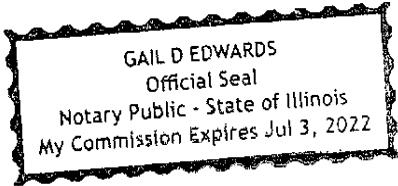


Paul Merrick

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

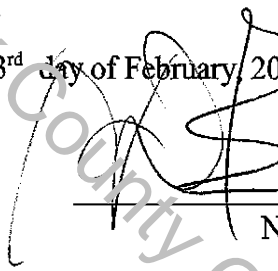
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Paul Merrick, divorced and not since remarried**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the foregoing instrument as his 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 name and notarial seal this 23rd day of February, 2021.




NOTARY SEAL HERE

My commission expires: 7/3/22



Notary Public



| REAL ESTATE TRANSFER TAX | 04-Mar-2021 |
|--|-------------|
|  CHICAGO: | 7,417.50 |
| CTA: | 2,967.00 |
| TOTAL: | 10,384.50 * |

13-36-306-024-0000 | 20210201645181 | 0-992-248-336

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

NAME AND ADDRESS OF PREPARER:

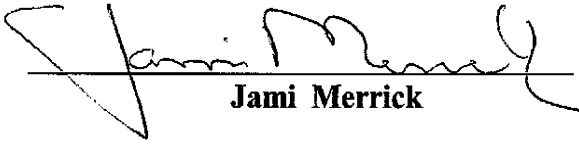
Jeffrey M. Weston
Attorney at Law
900 Skokie Blvd., Suite 135
Northbrook, IL 60062

| REAL ESTATE TRANSFER TAX | 04-Mar-2021 |
|--|-------------|
|  COUNTY: | 494.50 |
|  ILLINOIS: | 989.00 |
| TOTAL: | 1,483.50 |

13-36-306-024-0000 | 20210201645181 | 1-295-907-856

UNOFFICIAL COPY

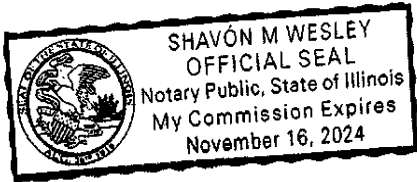
RE: Sale of 1942 N. Mozart Street, Chicago, IL 60647
Notarized Signature of Jami Merrick

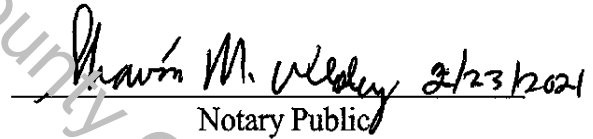

Jami Merrick

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that **Jami Merrick, divorced and not since remarried**, personally known
to me to be the same person whose name is subscribed to the foregoing instrument, appeared
before me this day in person and acknowledged that she signed, sealed and delivered the foregoing
instrument as her 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 name and notarial seal this 23rd day of February, 2021.




Notary Public

NOTARY SEAL HERE

My commission expires: 11/16/2024

NAME AND ADDRESS OF PREPARER:

Jeffrey M. Weston
Attorney at Law
900 Skokie Blvd., Suite 135
Northbrook, IL 60062

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Exhibit A - Legal Description

Legal Description:

THE NORTH ½ OF LOT 4 IN BLOCK 2 IN HANSBROUGH AND HESS' SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-36-306-024-0000

Common Address: 1942 N. Mozart Street, Chicago, IL 60647

SUBJECT TO general real estate taxes for 2020 and subsequent years not yet due and payable; 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; acts done or suffered by or through the grantee(s).

Property of Cook County Clerk's Office