

# UNOFFICIAL COPY

Doc#: 2115218142 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/01/2021 07:54 AM Pg: 1 of 3

Dec ID 20210301678146  
ST/CO Stamp 0-320-615-440 ST Tax \$455.00 CO Tax \$227.50  
City Stamp 0-591-770-128 City Tax: \$4,777.50

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), **Dean T. Molitor and Abigail B Molitor, Husband and Wife**, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to **Robert Grossman and Jennifer L Thomas** joint tenants a single man a single woman following described real estate, to-wit:

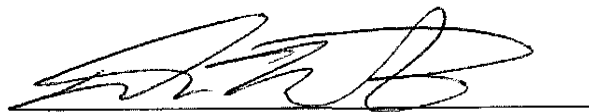
**See attached Exhibit A for legal description.**

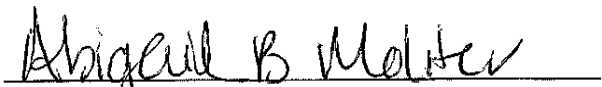
**Permanent Real Estate Index Number:** 17-32-408-138-0000

**Address of Real Estate:** 3615 S. Morgan Street, Unit C, Chicago, IL 60609

Subject to the following restrictions: a) all taxes and special assessments for the year 2019 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated: March 22nd, 2021

  
\_\_\_\_\_  
Dean T. Molitor

  
\_\_\_\_\_  
Abigail B. Molitor

STATE OF IL )

FIDELITY NATIONAL TITLE

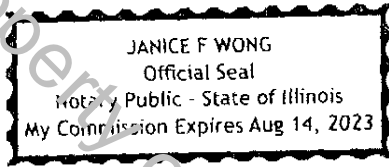
06/01/2021  
Poly

# UNOFFICIAL COPY

COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Dean T. Molitor and Abigail B. Molitor personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 March, 2021.



*Janice F Wong*

Notary Public

This Instrument was prepared by:



Steven A. Sibó  
Sibó Law  
7230 171<sup>st</sup> Street Box 397  
Tinley Park, IL 60477


GRANTEE'S ADDRESS &  
Future Tax Bills to:

Jennifer L. Thomas  
Robert Grossman  
3615 S Morgan St.  
Unit C  
Chicago, IL 60609

After recording return document to:

David Frank, Esq.  
1211 Lindwiler  
Northbrook, IL 60062

REAL ESTATE TRANSFER TAX		29-Mar-2021
	COUNTY:	227.50
	ILLINOIS:	455.00
	TOTAL:	682.50
17-32-408-138-0000   20210301678146   0-320-615-440		

REAL ESTATE TRANSFER TAX		29-Mar-2021
	CHICAGO:	3,412.50
	CTA:	1,365.00
	TOTAL:	4,777.50 *
17-32-408-138-0000   20210301678146   0-591-770-128		

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

# UNOFFICIAL COPY

## EXHIBIT A

Order No.: OC21010087

For APN/Parcel ID(s):	17-32-408-138-0000
For Tax Map ID(s):	17-32-408-138-0000

THAT PART OF LOTS 21, 22, AND 23 IN BLOCK 9 IN GAGE, LEMOYNE, HUBBARD AND OTHER'S SUBDIVISION, ANTE FIRE, OF THE EAST 1/2 OF THE SOUTHEAST QUARTER, OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 19 IN SAID BLOCK 9; THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, ON THE WEST LINE OF SAID LOTS 19, 20 AND 21, A DISTANCE OF 125.80 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 86.46 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 19.04 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL; THENCE SOUTH 00 DEGREES 06 MINUTES 05 SECONDS WEST, ON SAID NORTHERLY EXTENSION AND ON SAID CENTERLINE AND ON THE SOUTHERLY EXTENSION THEREOF, 48.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS WEST, 18.96 FEET TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL; THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS EAST, ON SAID SOUTHERLY EXTENSION AND ON SAID CENTERLINE AND ON THE NORTHERLY EXTENSION THEREOF, 48.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TO BE KNOWN AS:

THAT PART OF LOT 2 IN LEXINGTON SQUARE 4 RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 19, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 9 IN GAGE, LEMOYNE, HUBBARD AND OTHER'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 79.90 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, ON SAID NORTH LINE, 19.04 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL; THENCE SOUTH 00 DEGREES 06 MINUTES 05 SECONDS WEST, ON SAID NORTHERLY EXTENSION AND ON SAID CENTERLINE AND ON THE SOUTHERLY EXTENSION THEREOF, 48.00 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS WEST, ON SAID SOUTH LINE, 18.96 FEET TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL; THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS EAST, ON SAID SOUTHERLY EXTENSION AND ON SAID CENTERLINE AND ON THE NORTHERLY EXTENSION THEREOF, 48.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.