

# UNOFFICIAL COPY

Doc# 2117245053 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/21/2021 10:01 AM Pg: 1 of 3

Dec ID 20210501649330  
ST/CO Stamp 1-453-668-624 ST Tax \$262.00 CO Tax \$131.00

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Coco Capital, LLC

2:62C 3310210P

(The Above Space for Recorder's Use Only)

THE GRANTOR Coco Capital, LLC, a limited liability company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Christian <sup>Mozdzen</sup> Mozdzen and Alexandra Martinez, unmarried persons, in fee simple forever, 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): 29-31-111-021-0000

Property Address: 17556 Sycamore Drive, Homewood, IL 60430

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption 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.

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Dated this 18 day of May, 2021.

Coco Capital LLC

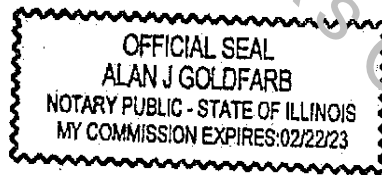
Jenny Ellul  
Jenny Ellul, Manager

STATE OF ILLINOIS )  
                                  ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jenny Ellul, Manager of Coco Capital, LLC 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 it signed, sealed and delivered in the instrument as its 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 18 day of May, 2021.

Alan J Goldfarb  
Notary Public



THIS INSTRUMENT PREPARED BY  
Nicholas W. Ktenas  
Ktenas Law LLC  
10750 W. 143rd St., Suite 52  
Orland Park, IL 60462

MAIL TO:  
Vanessa Fry  
Fry Law Group  
18 W. 140 Butterfield Rd.  
Ste. 1100  
Oak Brook Terrace, IL  
60181

SEND SUBSEQUENT TAX BILLS TO:  
Christian Mozdén  
17556 Sycamore Drive  
Homewood, IL 60430

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## LEGAL DESCRIPTION

Order No.: 21GSC331001OP

For APN/Parcel ID(s): 29-31-111-021-0000

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LOT 13 IN BLOCK 18 IN DIXMOOR, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF A LINE DESCRIBED AS FOLLOWS:: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTHEASTERLY ALONG CENTER LINE OF DIXIE HIGHWAY, PRODUCED TO A POINT WHERE SAID CENTER LINE INTERSECTS THE WESTERLY LINE OF ILLINOIS CENTRAL RAILROAD COMPANY'S RIGHT OF WAY; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID WESTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 9675674;

ALSO THE SOUTHERLY 1/2 OF LOT 14 THAT IS DIVIDED BY MEANS OF A STRAIGHT LINE FROM THE POINT OF EASTERLY DIMENSION, BEING THE STREET FRONTAGE LINE KNOWN AS SYCAMORE DRIVE, TO THE MIDDLE POINT OF THE WESTERLY DIMENSION BEING THE REAR LINE OF THE LOT IN BLOCK 18 IN DIXMOOR, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF RECORDED AS DOCUMENT 9675674 IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office