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WARRANTY DEED (ILLINOIS)

AFTER RECORDING, MAIL TO:
Jeffrey S. Sell
The Law Offices of Jeffrey Sell
12443 S. Route 59, Unit 103
Plainfield, IL 60585

NAME AND ADDRESS OF PREPARER:

Michael A. Cramarosso, Esq.
Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2800
Chicago, Illinois 6060



Doc# 2127157016 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2021 10:29 AM PG: 1 OF 5

2100 7734 NC 147

RECORDER'S STAMP

THE GRANTOR, **HOLLICE POPCZAK**, AS SUCCESSOR TRUSTEE OF THE **RALPH E. TIMM AND JOAN M. TIMM 2013 LIVING TRUST DATED MARCH 14, 2013**, of Cook County, State of Illinois, in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND WARRANTS to the GRANTEE, **JOSE L. MOTA**, an unmarried man, whose mailing address is 12812 S. Muskegon Avenue, Chicago, Illinois 60633 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

PROPERTY INDEX NUMBERS: 26-30-319-018-0000

PROPERTY ADDRESS: 12812 S. Muskegon Avenue
Chicago, Illinois 60633

Subject only 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.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Warranty Deed on this 29th day of April, 2021.

Hollice Popczak, as Successor Trustee of The Ralph E. Timm and Joan M. Timm 2013 Living Trust dated March 14, 2013

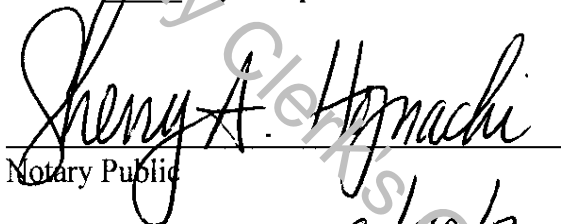


Hollice Popczak, as Successor Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, The Undersigned, a notary public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Hollice Popczak, as Successor Trustee of The Ralph E. Timm and Joan M. Timm 2013 Living Trust dated March 14, 2013, 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.

GIVEN under my hand and notarial seal this 29th day of April 2021.


Notary Public

Commission Expires: 08/30/2022

SEND FUTURE TAX BILLS TO:
Jose Luis Mota, Jr.
12812 S. Muskegon Avenue
Chicago, Illinois 60633

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EXHIBIT A

LEGAL DESCRIPTION


LOT 4 IN BLOCK 1 IN FORD CITY SUBDIVISION NO. 3, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE C. & W. I. R. R. RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS: 26-30-319-018-0000

PROPERTY ADDRESS: 12812 S. MUSKEGON AVENUE
CHICAGO, ILLINOIS 60633

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	04-May-2021
 CHICAGO:	1,087.50
CTA:	435.00
TOTAL:	1,522.50 *

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

04-May-2021



COUNTY:	72.50
ILLINOIS:	145.00
TOTAL:	217.50

26-30-319-018-0000

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