

# UNOFFICIAL COPY

Doc# 2133412260 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/30/2021 11:03 AM Pg: 1 of 3

Dec ID 20211101641351  
ST/CO Stamp 1-404-828-816 ST Tax \$525.00 CO Tax \$262.50  
City Stamp 0-145-587-344 City Tax: \$5,512.50

1 of 2

PT 21-77M

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Emily L. DeSanto and Jason C. DeSanto  
1457 W. Catalpa Avenue, Unit 2E  
Chicago, IL 60660

(The Above Space for Recorder's Use Only)

THE GRANTORS Emily L. DeSanto and Jason C. DeSanto, a married couple, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Thomas Molloy and Margaret Molloy, \* \_\_\_\_\_, of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:  
**HUSBAND AND WIFE IN JOINT TENANCY.**

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-08-108-056-1003

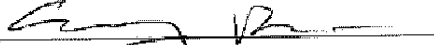
Property Address: 1457 W. Catalpa Avenue, Unit 2E, Chicago, IL 60660

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 9 day of 11, 2021.

  
\_\_\_\_\_  
Emily L. DeSanto

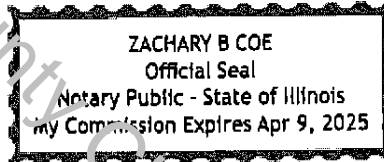
  
\_\_\_\_\_  
Jason C. DeSanto

)  
**STATE OF ILLINOIS**  
) SS,  
**COUNTY OF COOK** )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Emily L. DeSanto and Jason C. DeSanto 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 in the 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 09 day of November, 2021.

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



THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law  
3653 W Irving Park Rd  
Chicago, IL 60618

MAIL TO:

**THOMAS AND MARGARET MOLLOY**  
**12047 COOPERWOOD LN.**  
**MONTGOMERY, OH 45242**

SEND SUBSEQUENT TAX BILLS TO:

Thomas Molloy  
1457 W. Catalpa Avenue, Unit 2E  
Chicago, IL 60660

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## **EXHIBIT A LEGAL DESCRIPTION**

**Parcel 1:**

Unit 2-East in the Catalpa Manor Condominium, as delineated on a Survey of the following described tract of Land:

The West 15 feet and 10 inches of Lot 28, all of Lot 29 and Lot 30 (except the West 9 feet thereof), in Block 1 in Feinberg's Addition to Edgewater, being a Subdivision of Lot 1 in Edson's Subdivision of part of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian;

Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded May 1, 2007 as Document No. 0712115051, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**Parcel 2:**

The exclusive right to the use of Parking Space P-5 and Storage Space S-4, limited common elements, as delineated on the Plat of Survey and the Rights and Easements for the benefit of Unit number 2-East, as are set forth in the Declaration recorded as Document 0712115051