

UNOFFICIAL COPY

Doc#: 2201104085 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2022 08:37 AM Pg: 1 of 3

WARRANTY DEED
Illinois Statutory
Individual

Dec ID 20211101652095
ST/CO Stamp 1-570-375-312 ST Tax \$350.00 CO Tax \$175.00



THE GRANTOR(S) JOSE M. MOJICA and MARICEL MOJICA, a married couple ("Grantor(s)") of 605 Lyman Ave. Oak Park, IL 60304, County of Cook, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE(S), SPRUCE AND DOUGLAS, LLC, an Illinois Limited Liability Company, ("Grantee(s)") with its principal office located at 13310 N. Red Coat Dr., Lemont, IL 60439, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Grantor(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-17-113-020-0000



Address(es) of Real Estate: 605 Lyman Ave. Oak Park, IL 60304

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record, condominium association declaration and bylaws, and building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 24th day of November, 2021.


JOSE M. MOJICA


MARICEL MOJICA

REAL ESTATE TRANSFER TAX		01-Jan-2022
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
16-17-113-020-0000	20211101652095	1-570-375-312

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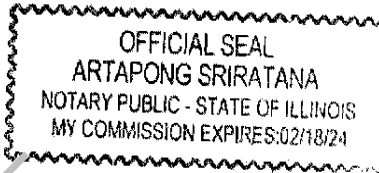
STATE OF Illinois |
 COUNTY OF Cook | SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that JOSE M. MOJICA and MARICEL MOJICA, a married couple, personally known to me to be the same person(s) whose name(s) 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 official seal, this 24th day of November, 2021

Artapong Sriratana

Notary Public



Commission expires Feb 18, 2024

Prepared by:

Artapong Sriratana, Esq.
 Sadie & Sriratana LLC
 22 W. Washington St., Suite 1500
 Chicago, IL 60602

Mail to:

SPRUCE AND DOUGLAS, LLC
 13310 N. Red Coat Dr.
 Lemont, IL 60439

SEND SUBSEQUENT TAX BILLS TO:

SPRUCE AND DOUGLAS, LLC
 13310 N. Red Coat Dr.
 Lemont, IL 60439

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EXHIBIT A Legal Description

Situated in the County of Cook, State of Illinois, to wit:

Lot Two (2), Block One (1), Henrikson Brother's Lyman Avenue Subdivision being a Resubdivision of Lots 1 to 46 inclusive in Ira M. Cobe's Subdivision of the West Half (1/2) of Lot 3 and all of Lot 4 in Henry C. Wilson's Subdivision of the North Half (1/2) of the East Ten (10) acres of the West Half (1/2) of the East Half (1/2) of the North West Quarter (1/4) and the North Half (1/2) of the East Half (1/2) of the East Half (1/2) of the North West Quarter (1/4) (except the East 337 feet thereof) in Section 17, Township 39 North, Range 13, East of the Third Principal Meridian; Situated in Cook County, Illinois.

Permanent Real Estate Index Number(s): 16-17-113-020-0000

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