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Doc#: 2209406355 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/04/2022 12:23 PM Pg: 1 of 5

Dec ID 20220301666872
ST/CO Stamp 1-333-132-688 ST Tax \$329.00 CO Tax \$164.50
City Stamp 0-813-890-960 City Tax: \$3,454.50

Warranty Deed Individual to Individual Statutory (Illinois)

Above Space for Recorder's Use Only

THE GRANTOR(S) Matt Mollen and Tricia Mollen (FKA Tricia Denton), in joint tenancy, of 4315 N. Hamlin, Chicago, IL 60618 for and in consideration of (\$10.00) TEN DOLLARS and other good and valuable consideration, in hand paid, CONVEY and WARRANT(s) to Jorge Molina an unmarried man and Adrian Contreras an unmarried woman by Joint Tenants, of 7457 N. California Ave., Chicago, IL 60645.

For value received, Grantor hereby grants, remises, and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows:

SEE EXHIBIT "A" attached hereto and made a part hereof

PINs 13-21-419-027-0000

CKA: 4938 W Melrose St, Chicago, IL 60641

Subject to covenants, conditions and restrictions of record, easements of record, and real estate taxes not yet payable but hereby releasing and waiving all rights under all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Chicago Title

22CSA0416407 LP RJS 1082

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Dated this 23rd day of March 2022

Signed: Matt Mollen
Matt Mollen

Dated this 23rd day of March 2022

Signed: Tricia Mollen
Tricia Mollen

STATE OF IL COUNTY OF COOK



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matt Mollen and Tricia Mollen 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 the said 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 23rd day of March, 2022.

Commission expires 10/26/2022
R. Margolin
NOTARY PUBLIC

Prepared by:
Matt Albrecht
323 S. Catherine
La Grange, IL 60525

Mail to:
Jorge Molina
4938 W. Melrose St.
Chicago, IL 60641

Name and Address of Taxpayer:
Jorge Molina
4938 W. Melrose St
Chicago, IL 60641

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22CSA046407LP

For APN/Parcel ID(s): 13-21-419-027-0000

THE EAST 6 FEET OF LOT 32 AND LOT 33 (EXCPET THE EAST 3 FEET THEREOF) IN BLOCK 6 IN EDWARD'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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CHICAGO:	2,467.50
CTA:	987.00
TOTAL:	3,454.50 *

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Total does not include any applicable penalty or interest due.

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COUNTY:	164.50
ILLINOIS:	329.00
TOTAL:	493.50

13-21-419-027-0000

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