

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc#: 2216804242 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2022 09:57 AM Pg: 1 of 2

Mail to:
Kathleen O'Keefe-Rivera
55 W. Wacker Dr. Suite 1400
Chicago, IL 60601

Dec ID 20220501604075
ST/CO Stamp 0-294-254-480 ST Tax \$75.00 CO Tax \$37.50

Name & address of taxpayer:

Nancy Molina
17351 Cicero
Country Club Hills, IL 60478

THE GRANTOR(S) **Hammerhead Development, LLC**, an Illinois Limited Liability Company, with its principal place of business in the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS to **Nancy Molina and Eliseo Ciprian**, a married couple, of Chicago, County of Cook, State of Illinois as tenants by the Entirety, all interest, in the following described real estate situated located in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 1/2 OF LOT 2 (EXCEPT THE EAST 10 FEET THEREOF) IN BLOCK 9 IN ARTHUR T. MC INTOSH AND COMPANY'S SOUTHTOWN FARMS UNIT NUMBER 3, BEING A SUBDIVISION IN THE FRACTIONAL SECTION 28 NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 1944 IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 13362653 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 25, 1944 AS DOCUMENT NUMBER 1026594 IN COOK COUNTY, ILLINOIS

Subject to the 2021 real estate taxes not yet due or payable and subsequent year(s), if any, easements of records, building lines, zoning ordinances.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s): **28-28-409-022-0000**
Property address: **17130 Cicero Ave, Country Club Hills, IL 60478***

Chicago Title
22601516087PK
1ad

DATED this 5th day of MAY, 2022.



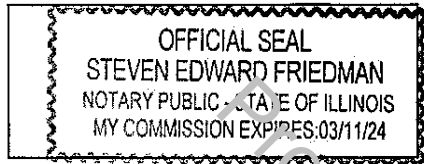
Hammerhead Development, LLC
By: **Roy Huffman**, its Manager

*Subject property is located in Unincorporated Country Club Hills.

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Roy Huffman, manager of Hammerhead Development, LLC,**



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of May, 2022.

Commission expires 3/11/24 Steven Edward Friedman

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Frank Abel Jr.
Attorney at Law
200 N. Dearborn Ave.
Suite #804
Chicago, IL 60601

Office of Cook County Clerk's Office