UNOFFIGIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Katherine Ann Molchan
3451 N. Claremont Ave.
Chicago, IL 60618
Itanbecker & Gurver
ale Blaine St.
itansdale, IL 160521

Doc#. 2222434057 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/12/2022 11:23 AM Pg: 1 of 3

Dec ID 20220801602113

ST/CO Stamp 0-134-419-024 ST Tax \$814.50 CO Tax \$407.25

City Stamp 1-745-031-760 City Tax: \$8,552.25

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Katherine Ann Mc'chan 3451 N. Claremont Ave. Chicago, IL 60618

Saturn Title 2233242 1 DF2

THE GRANTORS: Eugene Sikora and Lorraine Sikora, husband and wife, of 3451 N. Claremont Ave. Chicago, IL 60618, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Katherine Ann Molchan, unmarried women, of 1204 W. Waveland Ave. #1. Chicago, IL 60613, to have and to hold, the following describe direct Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

Lot 4 in Block 7 in C. T. Yerkes Subdivision of Blocks 33, 34, 35, 36, 41, 42, 43, and 44, all in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the East Half (E 1/2) of the Southeast Quarter (SE 1/4) thereof), in Cook County, Illinois.

Commonly known as:

3451 N. Claremont Ave. Chicago, IL 60618

PIN:

14-19-309-004-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this day of	, 2022.
Eugene/Sikora	Adamo Sikora
STATE OF	kora, personally known to me to be the same egoing instrument, appeared before me this day ey signed and delivered the said instrument as coses therein set forth, including the release day of, 2022.
NAME AND ADDRESS OF PREPARER: Joseph Cook Attorney at Law 782 Busse Hwy. Park Ridge, IL 60068	Note: v Public CARLY ANN BRADDY PLUCKER Official Seal Notary Public - State of Illinois My Commission Expires Sep 1, 2024
	<i>O</i> /5c.

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EXHIBIT A

Legal:

Lot 4 in Block 7 in C. T. Yerkes Subdivision of Blocks 33, 34, 35, 36, 41, 42, 43, and 44, all in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the East Half (E 1/2) of the Southeast Quarter (SE 1/4) thereof), in Cook County, Illinois.

s: 3451
00
COOK COUNTY CLORK'S OFFICE Commonly known address: 3451 N. Claremont Ave., Chicago, IL 60618

14-19-309-004-(100) **PIN#:**