

# UNOFFICIAL COPY

Doc#: 2222434057 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/12/2022 11:23 AM Pg: 1 of 3

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

~~Katherine Ann Molchan  
3451 N. Claremont Ave.  
Chicago, IL 60618~~

Hanbecker & Garver  
26 Blaine St.  
Hinsdale, IL 60521

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 Molchan  
3451 N. Claremont Ave.  
Chicago, IL 60618

Saturn Title  
2233242  
1 OF 2

THE GRANTORS: Eugene<sup>J</sup> Sikora and Lorraine<sup>Ill</sup> 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 woman, of 1204 W. Waveland Ave. #1, Chicago, IL 60613, to have and to hold, the following described 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 60613  
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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## 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.

Commonly known address: 3451 N. Claremont Ave., Chicago, IL 60618

PIN #: 14-19-309-004-(00)

Property of Cook County Clerk's Office