

# UNOFFICIAL COPY

Doc#: 2308710172 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/28/2023 03:58 PM Pg: 1 of 4

Dec ID 20230301680536  
ST/CO Stamp 1-736-927-440 ST Tax \$575.00 CO Tax \$287.50  
City Stamp 1-312-418-000 City Tax: \$6,037.50

**GIT**

410747896 1/2

## WARRANTY DEED

THE GRANTORS, ANNE C. MCGRATH, a married woman, WILLIAM MCGRATH and MARY QUINLAN-MCGRATH, husband and wife, all as joint tenants, of 4222 N Mozart St, Chicago, IL 60618, ("Grantors") for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to JAKE PIERUCCINI and NICHOLAS PIERUCCINI, as Joint Tenants with Right of Survivorship of CHICAGO, IL, ("Grantee"), all interest in the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached EXHIBIT A for legal description, PIN and address

ZONING DISTRICT

SUBJECT TO: General real estate taxes for 2022 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.

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

[Remainder of page blank. Signature page to Warranty Deed follows]

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*William McGrath*

WILLIAM MCGRATH

*Mary Quinlan-McGrath*

MARY QUINLAN-MCGRATH

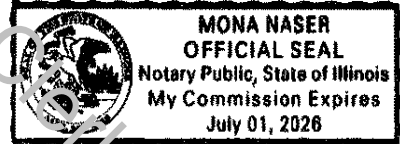
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **WILLIAM MCGRATH** and **MARY QUINLAN-MCGRATH**, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument of their own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal on this 25<sup>th</sup> day of March, 2023.

*Mona Naser*  
\_\_\_\_\_  
Notary Public

This document was prepared by:  
Mona Naser  
CARLSON DASH, LLC  
216 S. Jefferson Street, Suite 504  
Chicago, Illinois 60661




After recording mail to:

*JAVE PIERUCCINI*  
*NICHOLAS PIERUCCINI*  
*4222 N. MOZART ST. #1*  
Chicago IL, 60618



Send subsequent tax bills to:

*JAVE PIERUCCINI & Nicholas Pieruccini*  
4222 N Mozart St #1  
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		28 Mar-2023
	CHICAGO:	4,312.50
	CTA:	1,725.00
	<b>TOTAL:</b>	<b>6,037.50 *</b>

13-13-314-029-0000 | 20230301680536 | 1-12-418-000

\* Total does not include any applicable penalty or interest due.

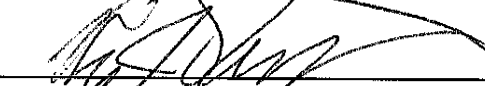
REAL ESTATE TRANSFER TAX		28-Mar-2023
	COUNTY:	287.50
	ILLINOIS:	575.00
	<b>TOTAL:</b>	<b>862.50</b>

13-13-314-029-0000 | 20230301680536 | 1-736-927-440

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IN WITNESS WHEREOF, Grantors have caused his/hers/their names to be signed to this Warranty Deed the day and year first above written.

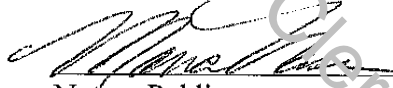
  
\_\_\_\_\_  
ANNE C. MCGRATH

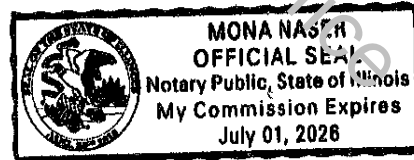
  
\_\_\_\_\_  
RYAN DANT, solely for the purpose of waiving  
homestead

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that ANNE C. MCGRATH and RYAN DANT, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument of their own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal on this 22<sup>nd</sup> day of March, 2023.

  
\_\_\_\_\_  
Notary Public



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

LOT 15 IN BLOCK 7 IN ROSE PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-13-314-029-0000

COMMONLY KNOWN AS: 4222 N Mozart St, Chicago, IL 60618

Property of Cook County Clerk's Office