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Doc#: 2309629259 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2023 03:27 PM Pg: 1 of 3

WARRANTY DEED

ILLINOIS

STATUTORY

Dec ID 20230301686258
ST/CO Stamp 0-338-606-288 ST Tax \$900.00 CO Tax \$450.00
City Stamp 1-143-912-656 City Tax: \$9,450.00

PP 73-10533 1/2

THE GRANTOR, **Katherine Cicchelli**, a single woman, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Mollie Wagoner and Qifei Zeng, as Joint Tenants with Right of Survivorship**, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PERMANENT INDEX NUMBER(S): 14-31-312-066-0000

ADDRESS OF REAL ESTATE: 1842 N. Wilmot Avenue, Chicago, IL 60647

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

SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, providing they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of Closing.

This property is homestead. To have and to hold said premises forever.

Dated as of this 22nd of March, 2023

[SIGNATURE PAGE FOLLOWS]

PROPER TITLE, LLC

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SIGNATURE PAGE TO WARRANTY DEED

Katherine Cicchelli
Katherine Cicchelli

STATE OF Illinois.....)
COUNTY OF Cook.....) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Katherine Cicchelli**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any exist.

Given under my hand and official seal on March 22, 2023.



Janice Jones
Notary Public

PREPARED BY:
Genevieve M. Daniels, Esq.
Genevieve M. Daniels, P.C.
600 Central Ave., Suite 318
Highland Park, IL 60035

SEND TAX BILLS TO:
Mollie M. Wagoner and Qifei Zeng
1842 N. Wilmot Avenue
Chicago, IL 60647

AFTER RECORDING MAIL TO:
Mollie M. Wagoner and Qifei Zeng
1842 N. Wilmot Avenue
Chicago, IL 60647

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

Unit "F" (1842 Wilmot Ave)

Beginning at a point on the Southwesterly line of the hereinafter described parcel of Land, that for convenience of this legal description is referred to as parcel "C", Distant 93.58 Feet Northwesterly of the Southwest Corner Thereof; thence North 47 degrees 26 minutes 37 seconds West along the Southwesterly line of said parcel "C" for a distance of 18.01 feet to a point; thence North 42 degrees 34 minutes 12 seconds East along a line partially crossing a garage party wall for a distance of 23.20 to feet to a point; thence South 47 degrees 16 minutes 16 seconds East for a distance of 6.29 feet to feet to a point on a line partially crossing a building party wall and drawn 105.32 feet Northwesterly of and parallel with the Southeasterly line of Said Parcel "C"; thence North 42 degrees 34 minutes 12 seconds East, along the last described line, for a distance of 76.85 feet to a point on the Northeasterly line of Said Parcel "C"; thence South 47 degrees 25 minutes 48 seconds East, along the last described line, for a distance of 14.93 feet to a point, distant 90.19 feet Northwesterly of the Southeast corner of Said Parcel "C"; thence South 42 degrees 34 minutes 12 seconds West along a line partially crossing a building party wall for a distance of 76.89 feet to a point; thence North 47 degrees 16 minutes 16 seconds West for a distance of 6,29 feet to a point; thence South 42 degrees 34 minutes 12 seconds West along a line partially crossing a garage party wall, for a distance of 23.14 feet to the point of beginning, all in Cook County, Illinois.

Parcel "C"

The Southeasterly 8.73 feet of Lot 51; also Lots 52 to 56 both inclusive, all in Block 16, in Pierces Addition to Holstein, in the Southwest 1/4 of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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