# **UNOFFICIAL COPY**

Doc#. 2309706106 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/07/2023 10:48 AM Pg: 1 of 3

PREPARED BY:

Austin Jarrett Ltd 1600 Golf Road Suite 1200 Rolling Meadows, IL 60008

Dec ID 20230301684952

ST/CO Stamp 1-400-617-168 ST Tax \$565.00 CO Tax \$282.50

MAIL FUTURE TAX BILLS TO:

Matthew Moulakelis & Alexia Moulakelis 707 E Park Street Arlington Heights, IL 60005

MAIL RECORDED DEED TO:

Matthew Moulakelis & Alexia Moulakelis 707 E Fark Street Arlington Leights, IL 6000 5

### WARRANTY DEED Statutory (Illinois)

The Grantor(s), ADAM M JOPANN AND KATHLEEN JOHNSON, husband and wife, for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantee(s), MATTHEW MOULAKELIS AND ALEXIA MOULAKELIS, Nu Shound + wife, not as learn's incorneal, notes Join tengents but 2.5, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

#### SEE ATTACHED LEGAL

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

PERMANENT INDEX NUMBER:

03-32-230-004-0000

ADDRESS OF REAL ESTATE:

707 E PARK STREET, ARLINGTON HEIGHAS, ILLINOIS 60005

GRANTOR, does hereby covenant and represent that grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, excert as nerein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by through, or under grantor, grantor WILL WARRANT AND DEFEND; subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record; building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate.

PTZZ-89247

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Warranty Deed-Continued

Dated this day of March, 2023.
By: ADAM M JOHNSON
Dated this day of March, 2023.
By: KATHLEEN JOHNSON
O <sub>x</sub> C
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 ADAM M JOHNSON AND KATHLEEN JOHNSON, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and official seal, this 2/15 day of March, 2023.
My Commission expires 7/15/24
OFFICIAL SEAL SHANI P JARRETT NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/15/24

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### Exhibit A

LOT 539, IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) AND PART OF THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office