

UNOFFICIAL COPY

Doc#. 2312946111 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/09/2023 11:03 AM Pg: 1 of 4

Greater Illinois Title Co.
120 North LaSalle St., #900
Chicago, IL 60602

Dec ID 20230501609711
ST/CO Stamp 0-898-843-344 ST Tax \$1,300.00 CO Tax \$650.00
City Stamp 0-248-333-008 City Tax: \$13,650.00

GIT File #: 41073336G

RECORDING COVER SHEET

County Recorder

TYPE OF DOCUMENT: WARRANTY DEED

Re.:

Property address: 7034 North Sioux Avenue, Chicago, IL 60646
Tax Number: 10-32-116-033-0000

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WARRANTY DEED (Illinois)

410735369 1/2
JK

THIS DEED is made as of the 26 day of
APRIL, 2023, by and between

7032 N SIOUX LLC, AN ILLINOIS LIMITED
LIABILITY COMPANY

("Grantor," whether one or more),

G. and

SUZANNE^v MOLLOY AND THOMAS^A
MOLLOY, HUSBAND AND WIFE, NOT AS
TENANTS IN COMMON OR JOINT
TENANTS BUT AS TENANTS BY THE
ENTIRETY
6246 N LENOX AVE
CHICAGO, IL 60646

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:


THAT PART OF LOT 21 IN ASSESSOR'S DIVISION OF VICTORIA POTHIER'S RESERVATION IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DIVISION RECORDED AUGUST 15, 1855 IN BOOK 85 OF MAPS, PAGE 147, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF NORTH SIOUX AVENUE, SAID POINT BEING 249 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF NORTH MCALPIN AVENUE, AS IN WITTBOLD'S INDIAN BOUNDARY PARK NUMBER 6, BOTH AVENUES BEING DESCRIBED IN DOCUMENT NUMBER 12463416, RECORDED APRIL 12, 1940 IN THE COOK COUNTY, RECORDER'S OFFICE; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF NORTH SIOUX AVENUE, A DISTANCE OF 53 FEET, THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE SAID SOUTHEASTERLY LINE OF NORTH MCALPIN AVENUE, A DISTANCE OF 125 FEET, THENCE NORTHWESTERLY PARALLEL TO SAID SOUTHWESTERLY LINE OF NORTH SIOUX AVENUE, A DISTANCE OF 53 FEET; THENCE NORTHEASTERLY PARALLEL TO SAID SOUTHEASTERLY LINE OF NORTH MCALPIN AVENUE, A DISTANCE OF 125 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-32-116-033-0000 VOL: 308 ✓



COMMONLY KNOWN AS: 7032^N NORTH SIOUX AVE, CHICAGO, IL 60646

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		02-May-2023
	CHICAGO:	8,750.00
	CTA:	3,900.00
	TOTAL:	13,650.00 *
10-32-116-033-0000 20230501609711 0-248-333-008		

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

REAL ESTATE TRANSFER TAX		02-May-2023
	COUNTY:	650.00
	ILLINOIS:	1,300.00
	TOTAL:	1,950.00
10-32-116-033-0000 20230501609711 0-698-843-344		

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it 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, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2022 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 26 day of April, 2023.

[Signature]
7032 N SIOUX LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
BY: JOHN WEIDNER, ITS MANAGER

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Suzanne AS Molloy

SEND SUBSEQUENT TAX BILLS TO: SUZANNE MOLLOY AND THOMAS MOLLOY
7032 NORTH SIOUX AVE, CHICAGO, IL 60646

OR RECORDER'S OFFICE BOX NO. _____

STATE OF IL }
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that 7032 N SIOUX LLC, AN ILLINOIS LIMITED LIABILITY COMPANY BY: JOHN WEIDNER is 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 he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of April, 2023.

Notary Public [Signature]



My Commission Expires: 6.19.24