

UNOFFICIAL COPY

Doc#: 2325413419 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/11/2023 01:36 PM Pg: 1 of 3

Dec ID 20230801600744
ST/CO Stamp 1-729-111-504 ST Tax \$360.00 CO Tax \$180.00
City Stamp 0-170-075-600 City Tax: \$3,780.00

WARRANTY DEED

112 PT 23-94030

Molly Hutchison n/k/a Molly Mounce and Kevin Mounce³, wife and husband, 919 W. Sunnyside Ave., Unit 1N, Chicago, IL 60640 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Gregory Smith II, 3954 North Southport Avenue, Chicago, IL 60613 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

* a single person

See attached legal description

Permanent Real Estate Index Number: 14-17-226-020-1015, 14-17-222-023-1028

Address of Real Estate: 919 W. Sunnyside Ave., Unit 1N Chicago, IL 60640

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

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Dated: 8/14, 2023

Molly Mounce
Molly Hutchison n/k/a Molly Mounce

Kevin Mounce
Kevin Mounce, solely for the purchase of waiving any and all homestead rights

STATE OF Indiana)
) SS)
COUNTY OF Boone)

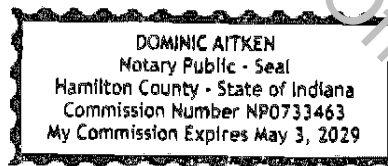
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Molly Hutchison n/k/a Molly Mounce and Kevin Mounce** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 14th day of August, 2023

Dominic Aitken
Notary Public

Commission expires: 05/03/29



Prepared By:
Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Gregory Smith II
919 W. Sunnyside Ave.
Unit 1N
Chicago, IL 60640

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Exhibit A

PARCEL 1:

UNIT NO. 919-1 IN THE TERESA TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 30 (EXCEPT THE WEST 46-2/3 FEET), ALL OF LOT 31 AND THE WEST 10 FEET OF LOT 32 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 08005033, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT NO. P-82 IN THE EAST SUNNYCOURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN THE SUBDIVISION OF LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 18 IN H.J. WALLINGFORD'S SUBDIVISION OF THE 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 08005034, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.