

UNOFFICIAL COPY

**WARRANTY DEED
STATUTORY (ILLINOIS)
(Individual to Individual)**

Doc#: 2412102175 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/30/2024 1:08 PM Pg: 1 of 3

Dec ID 20240401688379
ST/Co Stamp 0-644-352-304 ST Tax \$280.00 CO Tax \$140.00
City Stamp 0-336-169-264 City Tax \$2,940.00

MAIL TO:

Nery Richardson & Konewicz
4258 W. 63rd St. LLC
Chicago, IL 60629

NAME OF TAXPAYER:

Naylin Mojica
5449 W. Crystal St.
Chicago, IL 60651

THE GRANTOR: DENNIS T GROSS, DIVORCED NOT SINCE REMARRIED,

of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 DOLLARS, (\$10.00) and other good and valuable considerations in hand paid,

* 5449 W Crystal St, Chicago IL 60651

CONVEYS and WARRANTS to NAYLIN MOJICA, A SINGLE WOMAN, JULIZA MOJICA,* A SINGLE WOMAN, ANADELIA ESTRADA AND JOSE M MOJICA, HUSBAND AND WIFE,

* Estrada

As Joint Tenants with Right of Survivorship and not as Tenants in Common
 Husband and Wife, not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety
 A Party to a Civil Union

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE WEST 33 1/3 FEET OF LOT 3 IN BLOCK 8 IN CHANNING M COLEMAN'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE WEST 26.82 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**FIDELITY NATIONAL
TITLE INSURANCE
0024604814**

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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; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): **16-04-130-006-0000**

Address(es) of Real Estate: **5449 W CRYSTAL ST., CHICAGO, IL 60651**

DATED THIS **24TH** DAY OF **APRIL, 2024**.



DENNIS T GROSS

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DENNIS T GROSS, DIVORCED NOT SINCE REMARRIED**, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this **24TH** DAY OF **APRIL, 2024**.



Notary Public

Preparer of Deed:
Ricardo E Correa
Attorney At Law
5310 S Archer
Chicago, IL 60632



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REAL ESTATE TRANSFER TAX

26-Apr-2024



COUNTY:	140.00
ILLINOIS:	280.00
TOTAL:	420.00

16-04-130-006-0000

| 20240401688379 | 0-644-352-304

REAL ESTATE TRANSFER TAX

26-Apr-2024



CHICAGO:	2,100.00
CTA:	840.00
TOTAL:	2,940.00 *

16-04-130-006-0000

| 20240401688379

| 0-336-169-264

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

Property of Cook County Clerk's Office