

# UNOFFICIAL COPY

Doc#: 2415528024 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/3/2024 9:20 AM Pg: 1 of 2

Dec ID 20240501603839

ST/Co Stamp 0-324-551-984 ST Tax \$535.00 CO Tax \$267.50

City Stamp 1-382-761-776 City Tax \$5,617.50

PT24-98971

1 of 2

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, CHRISTOPHER MOONEY and LAURA MOONEY, Husband and Wife, CONVEY and WARRANT to, DEANNA BELLANDI and KIMBERLY GRIFFIN, a married couple as tenants by the entirety for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF LOT 4 IN LEXINGTON SHORE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3 AND 4 AND THE NORTHERLY 20 FEET OF LOT 5 IN SHERMAN'S SUBDIVISION, ANTE FIRE, BEING A RESUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION; ANTE FIRE, OF THAT PART WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED ON SEPTEMBER 23, 2019 IN COOK COUNTY AS DOCUMENT NUMBER 1914316046, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON THE EAST LINE OF SAID LOT, 20.97 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL; THENCE SOUTH 62 DEGREES 43 MINUTES 44 SECONDS WEST ON SAID CENTERLINE OF EXISTING COMMON WALL AND EXTENSION THEREOF, 45.00 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, ON THE WEST LINE OF SAID LOT 4, 20.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Parties, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 20-02-405-119-0000

Address(es) of Real Estate: 4649 South Lake Park Avenue, Unit E, Chicago, Illinois 60653

Prepared by: Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, IL 60642

**Mail To:**

Deanna Bellandi  
4649 S Lake Park Ave Unit E  
Chicago, IL 60653

**Name and Address of Taxpayer:**

Deanna Bellandi and Kimberly Griffin  
4649 S. Lake Park Avenue  
Unit E  
Chicago, Illinois 60653

PROPER TITLE, LLC

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This 9<sup>th</sup> day of May, 2024.

X *Christopher Mooney*  
CHRISTOPHER MOONEY

X *Laura Mooney*  
LAURA MOONEY

STATE OF

ILLINOIS

SS.

COUNTY OF

COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that CHRISTOPHER MOONEY and LAURA MOONEY, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed 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 9<sup>th</sup> day of May, 2024.

*Kimberly S. Freeland* (Notary Public)

