

# UNOFFICIAL COPY

Doc#: 2420618127 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/24/2024 11:16 AM Pg: 1 of 3

Dec ID 20240701659049

ST/Co Stamp 0-266-730-288 ST Tax \$32.00 CO Tax \$16.00

City Stamp 1-355-040-560 City Tax \$336.00

This instrument prepared by:

Jotkus Law Group LLC  
3400 Dundee Road, Suite 215  
Northbrook, Illinois 60062  
Attention : Alena Jotkus

After recording, please return to:

MARCELINO GUEVARA MONDRAGON  
7320 S. SANGAMON  
CHICAGO, IL 60621

Send Subsequent Tax Bills to:

MARCELINO GUEVARA MONDRAGON  
7320 S. SANGAMON  
CHICAGO, IL 60621

Commonly known as:

7309 S Sangamon Street,  
Chicago, IL 60621  
PIN: 20-29-221-004-0000

## WARRANTY DEED

SHEILA HAYNES-HATTEN, married person, KAREN HAYNES-MOPPINS, married person AND DEROY HAYNES, single person, being all the heirs at law/or legatees of Le Roy Haynes, deceased ("Grantors"), of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, by these presents CONVEY AND WARRANT unto MARCELINO GUEVARA MONDRAGON, a married man ("Grantee"), of Chicago, Illinois, the real estate situated in the County of Cook, State of Illinois, which is legally described at Exhibit A, attached hereto and made a part hereof.

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.

*This is not a homestead property of heirs at law/or legatees of Le Roy Haynes, deceased.*

*[signature appears on the following page]*

**FIRST AMERICAN TITLE**  
**FILE # AF1045176**

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IN WITNESS WHEREOF, parties have executed this instrument as of July 17, 2024.

Sheila Haynes-Hatten  
SHEILA HAYNES-HATTEN

Karen Haynes-Moppins  
KAREN HAYNES-MOPPINS

Deroy Haynes  
DEROY HAYNES

STATE OF ILLINOIS )

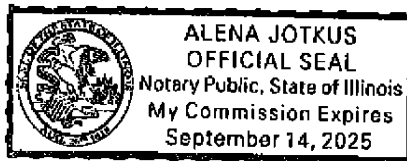
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHEILA HAYNES-HATTEN, KAREN HAYNES-MOPPINS AND DEROY HAYNES, 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 pursuant as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17 day of July, 2024.

Alena Jotkus  
Notary Public

My commission expires: 9/14/25



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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 493 IN DOWNING AND PHILLIP'S NORMAL PARK ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 149 FEET THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1887 AS DOCUMENT NUMBER 823367 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-29-221-004-0000

Property Address: 7309 S Sangamon Street, Chicago, Illinois 60621

Property of Cook County Clerk's Office