



WARRANTY DEED

Doc#: 0632611124 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/22/2006 03:18 PM Pg: 1 of 2

The Grantor, KEDVALE STREET PROPERTIES, L.L.C., of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 Dollars, conveys and warrants to Diana Bedoya of Chicago, Illinois, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

\*JOSE F. BEDOYA NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS

LEGAL DESCRIPTION

TICOR TITLE 597238

WITH RIGHT OF SURVIVORSHIP SEE ATTACHED

SUBJECT TO: 2006 General Real Estate taxes, et. seq.
P.I.N. 12/22-212-002-0000
PROPERTY ADDRESS: 3853 North Kedvale, Unit A2, Chicago, Illinois 60641

THIS IS NOT A HOMESTEAD PROPERTY

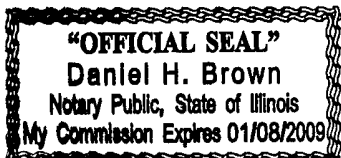
DATED this 15th day of November, 2006.

Eugene Hardiman
Eugene Hardiman, Sole Manager of Kedvale Street Properties, LLC

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 Eugene Hardiman, Sole Manager of Kedvale Street Properties, LLC., is personally known to me to be the same person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purpose therein set forth.

Given under my hand and official seal, this 15th day of November, 2006.



Daniel H. Brown
NOTARY PUBLIC

This instrument was prepared by: DANIEL H. BROWN, 53 W. Jackson, #703, Chicago, Illinois, 60604; Telephone Number (312)663-4410.

MAIL TO:
Buyer's Attorney
VICTORIA I. PEREZ
2641 N. LINCOLN AVE, UNIT 1
CHICAGO, ILL. 60618

BOX 15

SEND SUBSEQUENT TAX BILLS TO:
Unit Owner at Unit Owner's Address
DIANA C. BEDOYA
3853 N. KEDVALE, UNIT A2
CHICAGO, ILL. 60641

# UNOFFICIAL COPY

## LEGAL DESCRIPTION FOR

3853 NORTH KEDVALE, UNIT A2, CHICAGO, ILLINOIS




THE TENANT OF UNIT A2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

UNIT NUMBER A2 IN THE KEDVALE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 4 IN BLOCK 37 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0628322073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

<p><b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX</p>  <p>COUNTY TAX NOV. 20.06 REVENUE STAMP</p>	<p># 0000036920</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>0013250</td></tr> <tr><td>FP326707</td></tr> </table>	REAL ESTATE TRANSFER TAX	0013250	FP326707	<p><b>STATE OF ILLINOIS</b></p>  <p>STATE TAX NOV. 20.06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0020337051</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>0026500</td></tr> <tr><td>FP 102809</td></tr> </table>	REAL ESTATE TRANSFER TAX	0026500	FP 102809
REAL ESTATE TRANSFER TAX									
0013250									
FP326707									
REAL ESTATE TRANSFER TAX									
0026500									
FP 102809									
		<p><b>CITY OF CHICAGO</b></p>  <p>CITY TAX NOV. 20.06 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000002468</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>0198750</td></tr> <tr><td>FP 102803</td></tr> </table>	REAL ESTATE TRANSFER TAX	0198750	FP 102803			
REAL ESTATE TRANSFER TAX									
0198750									
FP 102803									