

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0633220143 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/28/2006 11:25 AM 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 **Joel Willitts and Karla Willitts**, husband and wife as **TENANTS BY THE ENTIRETY** and not as joint tenants with a right of survivorship, or as tenants in common, of Batavia, Illinois, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

### LEGAL DESCRIPTION

TICOR TITLE 97239

SEE ATTACHED

**SUBJECT TO:** 2006 General Real Estate Taxes, et. seq.  
**P.I.N.** 13/22-212-002-0000  
**PROPERTY ADDRESS:** 3853 North Kedvale, Unit A3, Chicago, Illinois

**THIS IS NOT A HOMESTEAD PROPERTY**

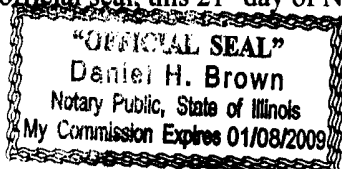
**DATED** this 21<sup>st</sup> day of November, 2006.

**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 21<sup>st</sup> day of November, 2006.



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

*Krista Richards*  
2224 W Irving Park  
Chicago, IL 60618

**SEND SUBSEQUENT TAX BILLS TO:**  
Unit Owner at Unit Owner's Address

BOX 15

# UNOFFICIAL COPY

## LEGAL DESCRIPTION FOR

3853 NORTH KEDVALE, UNIT A3, CHICAGO, ILLINOIS


THE TENANT OF UNIT A3 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

UNIT NUMBER A3 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.

CITY TAX  
**CITY OF CHICAGO**  
  
NOV. 27. 06  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002515  
**REAL ESTATE TRANSFER TAX**  
02047.50  
FP 102803

COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
  
NOV. 27. 06  
REVENUE STAMP

# 000016965  
**REAL ESTATE TRANSFER TAX**  
00136.50  
FP 326707

STATE TAX  
**STATE OF ILLINOIS**  
  
NOV. 27. 06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000037097  
**REAL ESTATE TRANSFER TAX**  
00273.00  
FP 102809