

UNOFFICIAL COPY



# WARRANTY DEED

Doc#: 1320735101 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/26/2013 12:09 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 **Mary Hardiman**, of Chicago, Illinois, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

## LEGAL DESCRIPTION

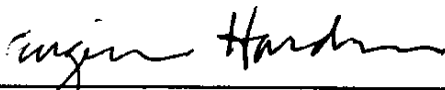
SEE ATTACHED

**SUBJECT TO:** 2012 General Real Estate taxes, et. seq.  
**P.I.N.** 13-22-212-009-1009  
**PROPERTY ADDRESS:** 3851 1/2 North Kedvale, Unit 3C, Chicago, Illinois 60641

**THIS IS NOT A HOMESTEAD PROPERTY**

**BOX 15**

**DATED** this 8th day of July, 2013.

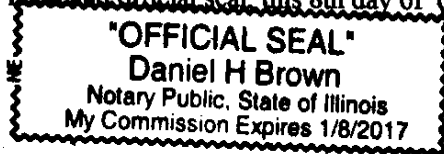
  
**Eugene Hardiman, Sole Manager of  
Kedvale Street Properties, LLC**

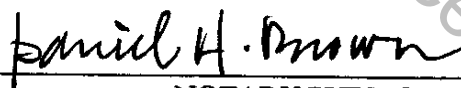
**FIDELITY NATIONAL TITLE** 51010910

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 8th day of July, 2013.



  
**Daniel H. Brown**  
NOTARY PUBLIC

S  
P  
S  
SC  
INTS

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**

Daniel H Brown  
53 W Jackson Blvd Ste 703  
Chicago IL 60604

### SEND SUBSEQUENT TAX BILLS TO:

**Unit Owner at Unit Owner's Address**

Mary P Hardiman  
3851 1/2 N Kedvale  
Unit C  
Chicago IL 60641

**UNOFFICIAL COPY****LEGAL DESCRIPTION FOR****3851 ½ NORTH KEDVALE, UNIT 3C, CHICAGO, ILLINOIS**


THE TENANT OF UNIT 3C HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.


UNIT NUMBER 3C 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 ½ 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.

REAL ESTATE TRANSFER		07/12/2013
	COOK	\$32.00
	ILLINOIS:	\$64.00
	TOTAL:	\$96.00
13-22-212-009-1009   20130701602952   3XJZAE		

REAL ESTATE TRANSFER		07/12/2013
	CHICAGO:	\$480.00
	CTA:	\$192.00
	TOTAL:	\$672.00
13-22-212-009-1009   20130701602952   8B3U9U		