



Doc#: 1326341093 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/20/2013 03:01 PM Pg: 1 of 2

WARRANTY DEED

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 **Sopa Kwunmun**, of Chicago, Illinois, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION


SEE ATTACHED **FIDELITY NATIONAL TITLE** 51010908

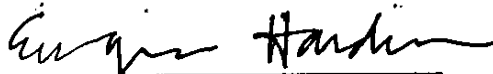
SUBJECT TO: 2012 General Real Estate taxes, et. seq.
P.I.N.: 13-22-212-009-1017
PROPERTY ADDRESS: 3851 North Kedvale, Unit 2F, Chicago, Illinois
3851-53 Ave



2 of 3

THIS IS NOT A HOMESTEAD PROPERTY

DATED this 8th day of July, 2013.

REAL ESTATE TRANSFER	07/22/2013
	CHICAGO: \$480.00
	CTA: \$192.00
	TOTAL: \$672.00
13-22-212-009-1017 20130701604849 CFCCJW	


Eugene Hardiman, Sole Manager of Kedvale Street Properties, LLC

REAL ESTATE TRANSFER	07/22/2013
	COOK \$32.00
	ILLINOIS: \$64.00
	TOTAL: \$96.00
13-22-212-009-1017 20130701604849 CDZ8MM	

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.




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
Daniel H. Brown #703
53 W Jackson
Chicago, IL 60604

BOX 15

SEND SUBSEQUENT TAX BILLS TO:
Unit Owner at Unit Owner's Address
SOPA KWUNMUN
3851 N. Kedvale 2F
Chicago IL 60641
S
P
S
SCU
INT

UNOFFICIAL COPY

LEGAL DESCRIPTION FOR

3851 NORTH KEDVALE, UNIT 2F, CHICAGO, ILLINOIS

THE TENANT OF UNIT 2F HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

UNIT NUMBER 2F 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.

Cook County Clerk's Office