

# UNOFFICIAL COPY

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## WARRANTY DEED



Doc#: 1417622016 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/25/2014 08:53 AM Pg: 1 of 2

**THE GRANTOR,**  
SARAH L. PECK, a single woman, of 653 West Division Street, Unit # C, Chicago, Illinois 60610, County of Cook, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the **GRANTEES** JOEL FERNANDEZ and ELEANOR FERNANDEZ, husband and wife, of 1600 South Lancaster Lane, Libertyville, Illinois 60048, as **joint tenants and not as tenants in common**, all right, title, and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT NUMBER 4126-3 IN THE THE KEDVALE GARDENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**LOT 11 AND LOT 14 IN BLOCK 19 IN IRVING PARK, BEING 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 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0530127022 ; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.**

Address of Property: 4126 North Kedvale Avenue, Unit # 3, Chicago, IL 60641  
Permanent Tax Number: 13-15-416-052-1009

**Subject to:** general real estate taxes for the year 2013 and all subsequent years, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.  
Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$66,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.  
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**DATED this 11<sup>th</sup> day of June, 2014**

Sarah Peck  
SARAH L. PECK

City of Chicago  
Dept. of Finance  
668965



Real Estate  
Transfer  
Stamp  
\$577.50

6/23/2014 9:07  
dr00193

Batch 8,311,634

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State of Illinois )  
 ) SS  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **SARAH L. PECK** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 11 day of June, 2014.

Commission Expires August 15, 2017.

Sedall Asante  
 Notary Public



**Mail Deed To:**

Bradford Miller Law, P.C.  
 134 North LaSalle, Suite # 1040  
 Chicago, Illinois 60602

**Send Subsequent Tax Bills To:**

Joel & Eleanor Fernandez  
 1600 South Lancaster Lane  
 Libertyville, Illinois 60048

**This Document Was Prepared By:**

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