WARRANTY DEED

THIS AGREEMENT made this 2nd day of July, 2020, between **The Gavin Campbell Trust dated July 30, 1999**, Grantor, and **Jennifer Kendler, a single woman**, Grantee. *WITNESSETH*, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents do REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever.

And the Grantor, for him, and his heirs and assigns, covenants, promises and agrees, to and with the Grantee, and the Grantee's heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under them, WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents as of the day and year first above written.
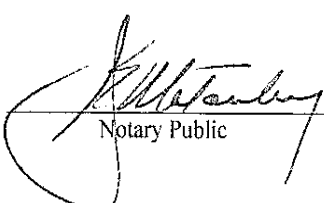
The Gavin Campbell Trust dated July 30, 1999

By: _____

Gavin Campbell, Trustee

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 Gavin Campbell personally known to me to be the Trustee of the Gavin Campbell Trust dated July 30, 1999, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he executed same in his authorized capacity, and that by his signature on the instrument the trust upon behalf of which he acted, executed the instrument.

Given under my hand and official seal, this 2nd day of July, 2020.

_____
Notary Public

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OFFICIAL SEAL
J E MATANKY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUN. 10, 2023
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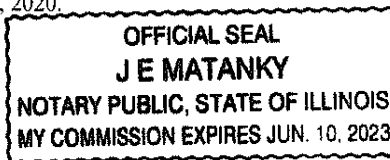
This instrument prepared by: Jessica Miedema, Esq., Matanky and Matanky, Ltd., 200 N. LaSalle St., Ste. 2350, Chicago, IL 60601

After recording, return to: Katherine DeGroote, 4149 W. Marcelluc Chicago IL 60625

Send subsequent tax bills to: Jennifer Kendler 2659 W. Palmers St Unit 2 Chicago IL 60647

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 8 AND THE EAST 1/2 OF LOT 7 IN BLOCK 2 IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as: 3059 W. Palmer Square, Chicago, IL 60647

Permanent Index No.: 13-36-114-004-0000

THIS DEED IS SUBJECT TO: (A) General real estate taxes not due and payable at the time of Closing; (B) special assessments not due and payable at the time of Closing and (C) Covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.