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Doc#. 2028206120 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 10/08/2020 11:58 AM Pg: 1 of 3

Dec ID 20200601617457

ST/CO Stamp 0-229-014-240 ST Tax \$151.00 CO Tax \$75.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Kara Kennedy as Successor Trustee of the Declaration of Trust of Mary Jane Kennedy dated October 16, 2007 75 E. Harris 3F La Grange, IL 60525

(The Above Space for Recorder's Use Only)

THE GRANTOR Kara Kennedy as Successor Trustee of the Declaration of Trust of Mary Jane Kennedy dated October 16, 2007, of 75 E. Harris 3F, La Grange, IL 60525 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND We RANTS to Christina Diaz, of Oak Park, Illinois not as tenants in common, nor as joint tenants ion as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: *a married woman

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 18-04-214-037-1064

Property Address: 75 E. Harris Ave., 3F, La Grange, IL 60525

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 24 day of July, 2020.

Successor Trustee of the Declaration of Trust of Mary Jane Kennedy dated

October 16, 2007

C. T. I. /CY

Page 1 of 3

2028206120 Page: 2 of 3

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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, CERTIFY THAT Kara Kennedy as Successor Trustee of the Declaration of Trust of Mary Jane Kennedy dated October 16, 2007 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 signed, sealed and delivered in the instrument as 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 notarial seal, this 4th day of Mb020.

Notary Public

or Colly THIS INSTRUMENT PREPARED BY Posey Law Group LLC 106 W. Calendar Court, #85 La Grange, IL 60525

MAIL TO:

Law Office of Paul Youkhana 201 East Ohio St. 541 N. Fairlanks (1, #2200 Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Christina Diaz 75 E. Harris Ave., 3F La Grange, IL 60525

2028206120 Page: 3 of 3

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EXHIBIT A LEGAL DESCRIPTION

UNIT 75-3F IN LAGRANGE COURT CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 6, 7 AND 8 (EXCEPT THE WEST 5 FEET OF SAID LOTS CONDEMNED FOR ALLEY) IN BLOCKS 2 IN LEITER'S ADDITION TO LAGRANGE IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINIOS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FOR LAGRANGE COURT CONDOMINIUMS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 93638772 AND AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCE OF REAL ESTATE: LOTS 10 AND 11 IN BOCK 2 IN LEITER'S ADDITION TO LAGRANGE IN THE NORTHEAST H OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 25 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR LAGRANGE COURT CONDOMINIUMS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 94050662, TOGETHER WITH AN UNDIVIDED 1.48 PERCENT INTEREST IN THE COMMON ELEMENTS OF SAID PARCELS.

