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CAF-2014580

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Doc# 2030501073 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/02/2020 11:04 AM Pg: 1 of 2

Dec ID 20200801676352
ST/CO Stamp 1-388-058-080 ST Tax \$220.00 CO Tax \$110.00
City Stamp 0-253-650-400 City Tax: \$2,440.69

WARRANTY DEED

(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, ^{an unmarried woman} VERONICA WARD and ^{an unmarried man} ANTHONY WARD, a ~~married couple~~ of ^{Unit 101} 2534 N KEDZIE AVENUE CHICAGO, IL 60647.

(The Above Space for Recorder's Use Only)

of the City of CHICAGO, IL 60647 of the County of COOK, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

COLIN FIDLER ^{AND OLIVIA ANN FIDLER AS JOINT TENANTS WITH RIGHTS OF SURVIVOR}
2534 N KEDZIE AVENUE CHICAGO, IL 60647
^{Unit 101}

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2020 and subsequent years, building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 13-26-422-037-1004 ^{Unit 101}
Address of Real Estate: 2534 N KEDZIE AVENUE CHICAGO, IL 60647

DATED this 25th day of August 2020.

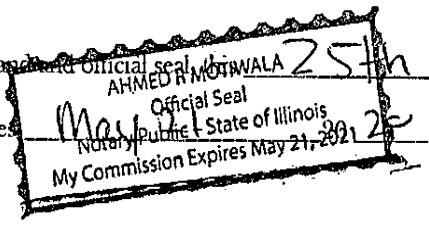
 (SEAL)  (SEAL)
VERONICA WARD ANTHONY WARD

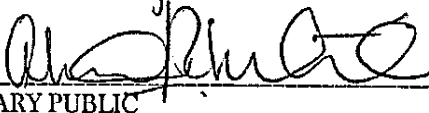
STATE OF ILLINOIS)
)
) ss
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that VERONICA WARD and ANTHONY WARD personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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, AHMED R. MOTIWALA 25th day of August 20 20

Commission expires




NOTARY PUBLIC

Place Seal Here

This instrument was prepared by: Ahmed Motiwala, 4438 Oakton St Skokie, IL 60076.

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Legal Description

of premises commonly known as 2534 n kedzie AVENUE CHICAGO, IL 60647
PIN: 13-26-422-031-1004

UNIT 101 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN REDGATE COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25893505, IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



CHICAGO:	1,650.00
CTA:	660.00
TOTAL:	2,310.00 *

13-26-422-031-1004 | 20200801676352 | 0-253-650-400

Total does not include any applicable penalty or interest due.



COUNTY:	110.00
ILLINOIS:	220.00
TOTAL:	330.00

13-26-422-031-1004 | 20200801676352 | 1-388-058-080

MAIL TO:

Ian Fidler
8501 W. Higgins #440
Chicago IL 60631

SEND SUBSEQUENT TAX BILLS TO:

COLIN FIDLER
2534 n kedzie AVENUE UNIT 101
CHICAGO, IL 60647,