

# UNOFFICIAL COPY

Doc#: 2032207676 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/17/2020 05:04 PM Pg: 1 of 3

Dec ID 20201001633321  
ST/CO Stamp 0-112-038-880 ST Tax \$85.00 CO Tax \$42.50  
City Stamp 2-058-195-936 City Tax: \$892.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Karam Hans  
3915 28 Ave NW  
Edmonton, AB T6L 6G7

Chicago Title

(The Above Space for Recorder's Use Only)

2031NW 985019PK

THE GRANTOR Karam Hans, a widow, of 3915 28 Ave NW, Edmonton, AB T6L 6G7 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Josselyn N. Garmendia ~~Major, type in~~ Single woman, of 2212 N. Laramie Ave., Chicago, IL 60639, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 25-09-418-037-0000

Property Address: 10132 S. Yale Ave, Chicago, IL 60628

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

**SUBJECT TO:** 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 1 day of September, 2020.

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Karam Hans

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Karam Hans 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 in the 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 notarial seal, this 1 day of Sept, 2020.

  
\_\_\_\_\_  
Notary Public

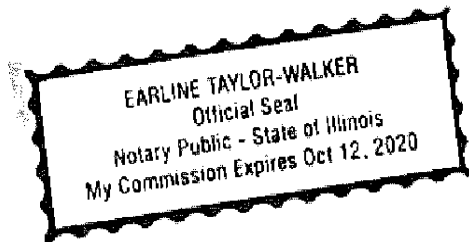
THIS INSTRUMENT PREPARED BY:  
Truskolaska Law, LLC  
1580 N. Northwest Hwy, Suite 312A  
Park Ridge, IL 60068

MAIL TO:

The Waite Law Firm  
633 Rogers Place  
Suite 103  
Downers Grove, IL 60515

SEND SUBSEQUENT TAX BILLS TO:

Josselyn N. Garmendia ~~Maria P. Garmendia~~  
10132 S. Yale Ave  
Chicago, IL 60628



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## LEGAL DESCRIPTION

Order No.: 20GNW985019PK

For APN/Parcel ID(s): 25-09-418-037-0000

LOT 14 (EXCEPT THE NORTH 17.5 FEET THEREOF) AND LOT 15 IN BLOCK 20 IN THE SUBDIVISION OF BLOCKS 5, 10, 19 AND 24 AND THE EAST 1/2 OF BLOCKS 6, 9 AND 20 AND THE WEST 1/2 OF BLOCKS 4, 11 AND 18, LOTS 1 AND 4 IN BLOCK 23 AND LOTS 2 AND 3 IN BLOCK 25 IN FERNWOOD, A RESUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office