

UNOFFICIAL COPY

**WARRANTY DEED
Statutory (Illinois)**

Doc#: 2033904217 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/04/2020 02:59 PM Pg: 1 of 3

Dec ID 20201001622151
ST/CO Stamp 0-426-139-104 ST Tax \$600.00 CO Tax \$300.00
City Stamp 1-773-542-880 City Tax: \$6,300.00

THE GRANTORS, Kent A. Tedford and Lauren K. Tedford, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY, TRANSFER and WARRANT to Andrew Clarke and Nicole Clarke, husband and wife, of the City of Chicago, County of Cook, State of Illinois, as Tenants by the Entirety, not as Tenants in Common or as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

Property Address: 3823 N. Ashland Avenue, Unit #203, Chicago, IL 60613 & P-19
P.I.N.: 14-20-105-055-1003 and 14-20-105-055-1041

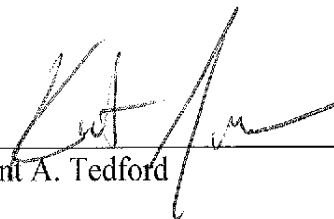
SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the years 2020.

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

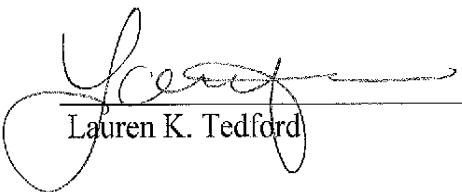
****INTENTIONALLY LEFT BLANK – ACKNOWLEDGEMENTS TO FOLLOW****

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Dated: this 8 day of October, 2020.



Kent A. Tedford



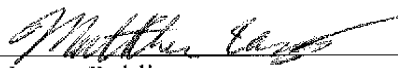
Lauren K. Tedford

STATE OF ILLINOIS
COUNTY OF COOK } SS.



I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kent A. Tedford and Lauren K. Tedford, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of October, 2020.



Notary Public

**THIS INSTRUMENT
PREPARED BY:**

David L. Rudolph
Rudolph Kaplan LLC
20 North Clark Street, Suite 2500
Chicago, IL 60602

**WHEN RECORDED
RETURN TO:**

Andrew Clarke
3823 N. Ashland Ave #203
Chicago, IL 60613

**SEND FUTURE TAX
BILLS TO:**

Andrew Clarke
3823 N. Ashland Ave #203
Chicago, IL 60613

Property of Cook County Clerk's Office

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Exhibit A

Unit 203 and P-19, in the 3823 North Ashland Condominium, as delineated on a Plat of survey of the following described tract of Land:

Lots 17 and 18 in Block 6 in Lake View High School Subdivision, a Subdivision of the Northwest Quarter of the Northwest Quarter of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, (except that part of said Lots lying within the West 50 feet of Section 20 aforesaid taken for widening of Ashland Avenue);

Which Plat of survey is attached as exhibit "A" to the declaration of condominium ownership recorded November 28, 2007, as document 0733222072, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Property of Cook County Clerk's Office