

# UNOFFICIAL COPY

Doc#: 2120103136 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/20/2021 08:08 AM Pg: 1 of 2

**AFTER RECORDING MAIL TO:**

Crystal Rae Zembal  
4038 N Kenmore Avenue  
Unit 2  
Chicago IL 60613

Dec ID 20210601678366  
ST/CO Stamp 1-598-250-256 ST Tax \$380.00 CO Tax \$190.00  
City Stamp 0-504-651-024 City Tax: \$3,990.00

**SEND SUBSEQUENT TAX BILLS TO:**

Crystal Rae Zembal  
4038 N Kenmore Avenue Unit 2  
Chicago, IL 60613

Above Space for Recorder's Use Only

## WARRANTY DEED

Statutory (ILLINOIS)  
General

THE GRANTOR, DUNCAN ARMOUR, of the City of Chicago, County of Cook, State of IL, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Conveys and Warrants to GRANTEE, CRYSTAL RAE ZEMBAL\* of Chicago, IL, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit: \* a married women

### LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 4038-2 IN THE KENMORE PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 (EXCEPT THE WEST 50 FEET THEREOF) IN HENRY J. PEETS SUBDIVISION OF LOT 24 IN THE SUBDIVISION OF BLOCK 6 IN BUENA PARK AND THE WEST 205 FEET OF LOTS 18 TO 21, IN INLEHARTS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;  
WHICH SURVEY IS ATTACHED TO EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 26, 2006 AS DOCUMENT NUMBER 0620731026; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0629631926

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**COMMONLY KNOWN AS:** 4038 N Kenmore Avenue Unit 2, Chicago, IL 60613

**Permanent Index Number:** 14-17-401-072-1006

**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.

GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 22 day of June 2021.

*[Signature]*

**DUNCAN ARMOUR**

STATE OF ILLINOIS

)  
) SS

COUNTY OF Cook

)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, DUNCAN ARMOUR, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of June 2021.

*Magdalena Marzec*  
NOTARY PUBLIC

Commission expires: 9/18/2024

**This instrument was prepared by:**  
Law Office of Michael H. Wasserman, P.C.  
105 West Madison Street, Suite 401  
Chicago, Illinois 60602  
(312) 726-1512

