

UNOFFICIAL COPY

Doc# 2121542126 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/03/2021 03:07 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20210701607713
ST/CO Stamp 2-004-503-312 ST Tax \$115.00 CO Tax \$57.50
City Stamp 0-930-761-488 City Tax: \$1,207.50

The Grantors,

KIRBY SIMMONS and ANGELA SIMMONS,
husband and wife, of Chicago, Illinois,
for the consideration of Ten and 00/100 (\$10.00)
Dollars, and other good and valuable consideration
in hand paid, do hereby Convey and Warrant to the
Grantee

JESSICA VANNETTE, an unmarried woman
8277 Roxburo St.
Zeeland, MI 49464

FIRST AMERICAN TITLE
FILE # 31033641 '11

the following real estate situated in the County of Cook, in the State of Illinois, to wit:

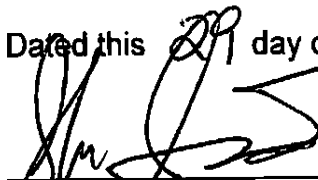
SEE DESCRIPTION ON SECOND PAGE

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 the Closing.

Permanent Real Estate Index Number: 13-15-411-038-1007

Address of Real Estate: 4205 N. Kedvale Ave., Unit GN, Chicago, IL 60641

Dated this 29 day of July, 2021



KIRBY SIMMONS (Grantor)



ANGELA SIMMONS (Grantor)

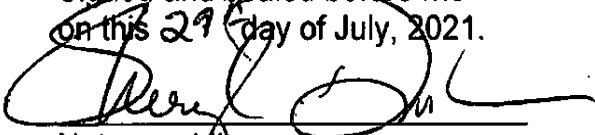
STATE OF ILLINOIS
COUNTY OF COOK

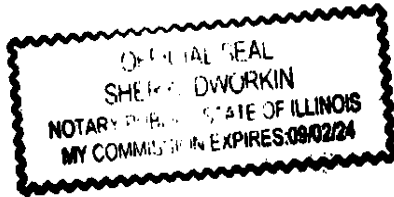
I, SHERYL DWORCKEN, a Notary Public in and for said County, in the State
aforesaid, DO HEREBY CERTIFY that ANGELA SIMMONS, personally know to me to
be the same person whose name is subscribed to the foregoing instrument, appeared

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before me this day in person, and acknowledged that she signed, sealed and delivered the said instruments as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Signed and sealed before me
on this 29th day of July, 2021.

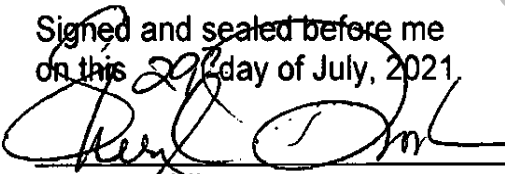

Notary public



STATE OF ILLINOIS
COUNTY OF COOK

I, Sheryl Dworkin, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KIRBY SIMMONS, personally know 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 instruments as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Signed and sealed before me
on this 29th day of July, 2021.


Notary public



This instrument was prepared by Sheryl B. Dworkin, 77 W. Washington St., Suite 900, Chicago, Illinois 60602

Mail to:
JESSICA VANNETTE
4205 N. Kedvale Ave., Unit GN
Chicago, IL 60641

Send Subsequent tax bills to:
JESSICA VANNETTE
4205 N. Kedvale Ave., Unit GN
Chicago, IL 60641

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

UNIT NUMBER 4205-GN IN THE KEDVALE CASTLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 20 AND 21 IN BLOCK 9 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0523003025 AS AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.