

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)  
(Individual to Individual)

Doc#: 2130104551 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/28/2021 03:55 PM Pg: 1 of 2

Dec ID 20211001621477  
ST/CO Stamp 1-089-819-792 ST Tax \$246.00 CO Tax \$123.00  
City Stamp 0-227-988-624 City Tax: \$2,583.00

**THE GRANTOR**, Ellen K. Hayes, a single woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Beatriz Y. Cabildo, a <sup>Married</sup> single woman, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal: UNIT 4H IN THE KEDZIE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOT 27 (EXCEPT THE SOUTH 5 FEET THEREOF) ALL OF LOT 28 AND THE SOUTH 15 FEET OF LOT 29 IN THE SUBDIVISION (BY HIGGINS) OF LOT 1 IN THE COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

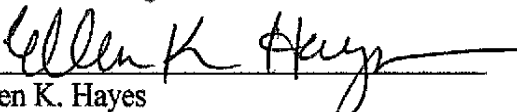
WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 18, 2004 AS DOCUMENT 0407827020 TOGETHER WITH A UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Tax Index Number: 13-25-308-021-1027

Common Address: 2649 Kedzie Ave, Unit 4H, Chicago, IL 60647

Subject to: General real estate taxes not due and payable at time of closing; Special Assessments confirmed after this Contract date; Building, building line and use or occupancy restrictions, conditions and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, leaders, laterals and drain tile, pipe or other conduit.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED 10-26-21  
  
Ellen K. Hayes

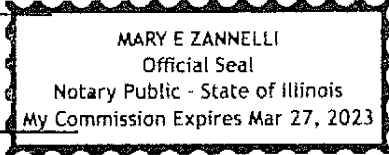
C.T.I./CY  
21CNW334018CS  
1002103

# UNOFFICIAL COPY

State of Illinois )  
 ) SS  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ellen K. Hayes, a single woman, personally known to me to be the same person 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 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, October 26, 2021  
Mary E. Zannelli  
 Notary Public





My commission expires: \_\_\_\_\_


This instrument was prepared by: Bernard T. Martin, Jr., 901 West Hillgove Ave, La Grange, Illinois 60525

Send subsequent tax bills to: Beatriz Y. Cabildo, 2649 Kedzie Ave, Unit 4H, Chicago, IL 60647  
 and mail to: 304 N. Southport Rd  
 Mundelein, IL 60060

### REAL ESTATE TRANSFER TAX

		COUNTY:
		ILLINOIS:
		TOTAL:
13-25-308-021-1027	20211001621477	

### REAL ESTATE TRANSFER TAX

	28-Oct-2021
CHICAGO:	1,345.00
CTA:	768.00
TOTAL:	2,553.00 *
13-25-308-021-1027   20211001621477	0-227-988-62

\* Total does not include any applicable penalty or interest due.