

# UNOFFICIAL COPY

4906-8871

Doc# 2206106189 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/02/2022 11:53 AM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20220201636297  
ST/CO Stamp 1-240-532-368 ST Tax \$400.00 CO Tax \$200.00  
City Stamp 0-548-993-424 City Tax: \$4,200.00

### THE GRANTOR,

Emily Yao, never married, of  
4003 N. Kenmore Ave., Unit 1,  
Chicago, IL 60613

Above space for Recorder's use only

for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable consideration, the receipt and sufficiency of which is hereby duly acknowledged, CONVEYS and WARRANTS unto

Gregory James Smith, a single man  
938 W. School Street, Unit 410  
Chicago, IL 60657

the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes and assessments confirmed and unconfirmed; homeowner's or condominium association declaration and bylaws, if any; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-17-404-059-1012

Address of Real Estate: 4003 N. Kenmore Ave., Unit 1, Chicago, IL 60613

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DATED this 23 day of Feb., 2022

X [Signature]  
Emily Yao

State of Illinois, County of Illinois, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Emily Yao, 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 the said instrument as her free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of February, 2022



[Signature]  
NOTARY PUBLIC

This instrument was prepared by:

Richard P. Sora  
Law Office of Richard P. Sora,  
350 S. Northwest Highway, Ste. 300  
Park Ridge, IL 60068

Mail to and Send Subsequent Tax Bills To:

Gregory James Smith  
4003 N. Kenmore Ave., Unit 1  
Chicago, IL 60613

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 14-17-404-059-1012

**Property Address:**

4003 North Kenmore Avenue, Unit 1, Chicago, IL 60613

**Legal Description:**

Parcel 1: Unit 4003-1 together with its undivided percentage interest in the common elements in Kenmore Manor Condominium, as delineated and defined in the Declaration recorded as Document Number 96078813, in 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.

Parcel 2: The exclusive right to the use of Parking Space 13, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 96078813.

Property of Cook County Clerk's Office