

# UNOFFICIAL COPY

Doc#: 2206720008 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/08/2022 06:35 AM Pg: 1 of 2

Dec ID 20220301642363  
ST/CO Stamp 1-383-507-344 ST Tax \$350.00 CO Tax \$175.00  
City Stamp 0-309-765-520 City Tax: \$3,675.00

**WARRANTY DEED  
(STATUTORY ILLINOIS)  
TENANCY BY THE ENTIRETY**

184672  
MAIL TO:  
MICHELLE LAISS, ESQ  
1530 W FULLERTON AVE  
CHICAGO, IL 60614

**NAME & ADDRESS OF TAXPAYER:**

TRACIA HUDGIN  
1854 N. KEDZIE AVE  
UNIT 1  
CHICAGO, IL 60647

Above Space for Recorder's use only

GRANTOR(S), TERESA FOX, a/k/a TERESA FOX, a single woman, of 1854 N. Kedzie Ave., Unit 1, Chicago, IL 60647, in the County of Cook and the State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S),  
TRACIA HUDGIN and DEREK S HUDGIN, wife and husband, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY, of  
1530 Potter Rd, Park Ridge, IL 60068  
in the County of Cook and the State of IL, the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit:

UNIT 1 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1854 N. KEDZIE CONDOMINIUM AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 26, 2003 AS DOCUMENT 0317719078, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-35-411-047-1001

PROPERTY ADDRESS: 1854 N. KEDZIE AVENUE, UNIT 1, CHICAGO, ILLINOIS 60647

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

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**WARRANTY DEED**

1854 N. KEDZIE AVENUE, UNIT 1, CHICAGO, IL 60647

PAGE 2

SUBJECT TO: (1) General real estate taxes for 2021 2<sup>nd</sup> installment and subsequent years. (2) Covenants, conditions and restrictions of record. 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 FOREVER AS TENANTS BY THE ENTIRETY.

DATED: this 2<sup>ND</sup> day of MARCH, 2022.

  
\_\_\_\_\_  
THERESA FOX, a/k/a TERESA FOX

STATE OF ILLINOIS

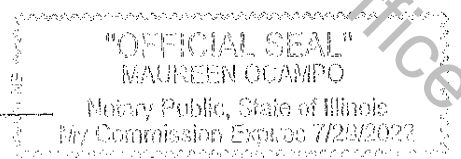
COUNTY OF COOK


S.S.,

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that THERESA FOX, a single woman, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2<sup>nd</sup> day of MARCH, 2022

Commission expires \_\_\_\_\_, 20\_\_\_\_



  
\_\_\_\_\_  
NOTARY PUBLIC

This Instrument was prepared by: Stanley Joseph Czaja, Attorney at Law, 7521 N. Milwaukee Avenue, Niles, IL 60714

HERITAGE TITLE COMPANY FILE #: H84672