

UNOFFICIAL COPY

Warranty Deed

THIS DOCUMENT PREPARED BY:

Dina De Laurentis
Wolf & Solovy LLP
40 Skokie Blvd., Ste. 105
Northbrook, IL 60062

Doc#: 2213039239 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2022 11:30 AM Pg: 1 of 2

Dec ID 20220501608120
ST/CO Stamp 0-642-119-568 ST Tax \$1,225.00 CO Tax \$612.50
City Stamp 0-619-313-040 City Tax: \$12,862.50

MAIL TAX BILL TO:

James Kelly & Anastasia Barbarov
3747 N. Lowell Ave.
Chicago, IL 60641

MAIL RECORDED DEED TO:

Jennifer Fitzgerald
3708 N. Ashland Ave., Ste. 3S
Chicago, IL 60613

THE GRANTORS, Edward T. Emberson & Kimberly H. Emberson, husband and wife, of 3747 N. Lowell Ave., Chicago, IL 60641, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to GRANTEES James B Kelly and Anastasia Barbarov, husband & wife, of 540 N. State St., No. 3607 Chicago IL 60654, as tenants by the entirety, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

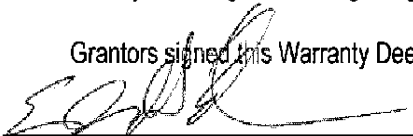
SEE EXHIBIT A FOR LEGAL DESCRIPTION


Permanent Index Number(s): 13-22-214-104-0000
Property Address: 3747 N. Lowell Ave. Chicago, IL 60641

THIS DEED IS SUBJECT TO matters of public record, 2021 2nd Installment real estate taxes, and subsequent years, special government taxes or assessments confirmed and unconfirmed, and public utility easements, and as of the declarations of covenants, conditions, restrictions, which may be amended from time to time, any acts suffered by or through Buyers, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Grantors signed this Warranty Deed in the County of Cook, State of Illinois this 2nd day of May, 2022.


Edward T. Emberson



Kimberly H. Emberson

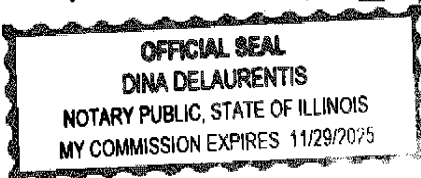
ATA / GMT Title Agency
120 S. LaSalle Street, Suite 1240
Chicago, IL 60603
File # 22830154-IL

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 Edward T. Emberson & Kimberly H. Emberson, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared virtually before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth, the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 2nd day of May, 2022.


Notary Public for the State & County stated above
My commission expires: November 29, 2025



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 5 FEET OF LOT 42 AND ALL OF LOT 43 AND THE SOUTH 5 FEET OF LOT 44 IN BLOCK 2 IN GRAY ESTATE ADDITION TO GRAYLAND, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, NORTH OF MILWAUKEE AVENUE AND WEST OF THE EAST 617.07 FEET (EXCEPT PART MARKED NOT INCLUDED) OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND A RESUBDIVISION OF BLOCK 6 IN GRAYLAND IN COOK COUNTY ILLINOIS.

Permanent Index Number(s): 13-22-214-004-0000
Property Address: 3747 N. Lowell Ave., Chicago, IL 60641

Property of Cook County Clerk's Office