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Doc#: 2213306165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/13/2022 10:51 AM Pg: 1 of 3

Dec ID 20220501604964
ST/CO Stamp 0-743-755-664 ST Tax \$571.00 CO Tax \$285.50
City Stamp 0-276-254-608 City Tax: \$5,995.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Jeffrey Karlson and Leila Zintsema Moute
831 N. California Ave
4S
Chicago, IL 60622

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Jeffrey Karlson and Leila Zintsema Moute
831 N. California Ave., 4S
Chicago, IL 60622

THE GRANTORS: Stephen Wham Cary and Katherine Cary f/k/a Katherine Murphy, husband and wife, of 831 N. California Ave., 4S, Chicago, IL 60622, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Jeffrey Karlson and Leila J. ZINTSEMAMOUTE

_____ , to have and to hold, as Joint Tenants with Rights of Survivorship, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 831 N. California Ave., 4S, Chicago, IL 60622
PIN: 16-01-424-045-1006

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Chicago Title 22 LINA 577 004 NP 1 MAY 2 8 25

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DATED this 4 day of May, 2022.

[Signature]
Stephen Wham Cary

[Signature]
Katherine Cary f/k/a Katherine Murphy

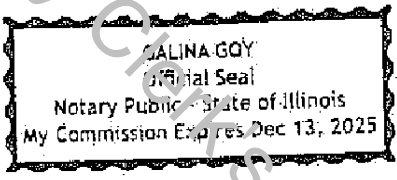
STATE OF Illinois)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Stephen Wham Cary and Katherine Cary f/k/a Katherine Murphy**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as their 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 this 4 day of May, 2022.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:
Abby Bakos and/or Ronak Maisuria
Attorney at Law
1755 Park St., Suite 200-1070
Naperville, IL 60563



Office

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LEGAL DESCRIPTION

Order No.: 22GND577004NP

For APN/Parcel ID(s): 16-01-424-045-1006

PARCEL 1:

UNIT 4S IN THE 831-833 N. CALIFORNIA AVENUE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 35, 36 AND 37 IN BLOCK 3 IN TAYLOR AND CANDAS' SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0828145017, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS (EXCEPT COMMERCIAL PARCEL 1 AND COMMERCIAL PARCEL 2);

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 4S, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0828145017, IN COOK COUNTY, ILLINOIS

COOK COUNTY Clerk's Office