

# UNOFFICIAL COPY

Doc#: 2213806032 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/18/2022 09:02 AM Pg: 1 of 5

THIS DOCUMENT WAS  
PREPARED BY:

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Chicago, Illinois 60606

Dec ID 20220501602176  
ST/CO Stamp 1-536-587-664 ST Tax \$590.00 CO Tax \$295.00  
City Stamp 1-808-824-208 City Tax: \$6,195.00

PT22-81931 1/2

Property of Cook County Clerk's Office

## WARRANTY DEED

THIS INDENTURE is made as of this 2nd day of May, 2022 by and between **Jessica Margaret Thebus and Nana Marie Thebus, Successor Trustees, under an agreement dated November 18, 1999 and known as the Mary Ann Thebus Living Trust for the benefit of Mary Ann Thebus,** of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Keaton Nankivil and Fatimah Puniavan** as joint tenants with of the City of Chicago, State of Illinois (collectively, the "Grantees") right of survivorship

\*Single  
WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Exhibit A attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

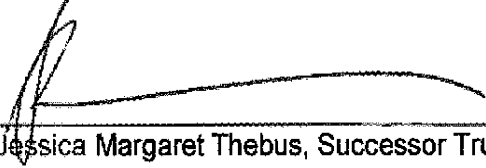
Permanent Real Estate Tax Number: 14-08-116-046-1005  
Address of Real Estate: 5356 North Glenwood Avenue, Unit 2N, Chicago, IL 60640

SIGNATURE PAGE FOLLOWS

PROPER TITLE, LLC

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 2nd day of May, 2022.

  
\_\_\_\_\_  
Jessica Margaret Thebus, Successor Trustee

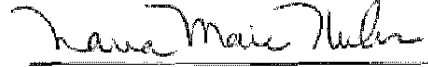
\_\_\_\_\_  
Nana Marie Thebus, Successor Trustee

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 2nd day of May, 2022.

\_\_\_\_\_  
Jessica Margaret Thebus, Successor Trustee

  
\_\_\_\_\_  
Nana Marie Thebus, Successor Trustee

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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 Jessica Margaret Thebus, Successor Trustee and Nana Marie Thebus, Successor Trustee, 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 acknowledged that they signed, sealed and delivered this 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.

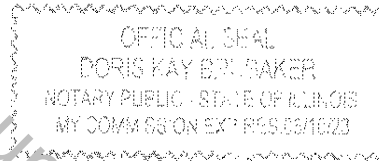
GIVEN under my hand and official seal, this 2nd day of May, 2022.

Doris Kay Boulaker  
Notary Public

Commission expires:

**Send Subsequent Tax Bills To:**

LEATON NANKIVIL  
5356 N GLENWOOD AVE 2N  
CHICAGO IL 60640



**After Recording Return To:**

LEATON NANKIVIL  
5356 N GLENWOOD AVE 2N  
CHICAGO IL 60640

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## EXHIBIT A

### Legal Description

**Parcel 1:**

Unit 2N together with its undivided percentage interest in the common elements in the Andersonville Manor Condominium as delineated and defined in the declaration recorded as document number 97361431, of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:**

The exclusive right to the use of Garage Space 1 and Storage Number 2N, and Rear Yard Deck, limited common elements as delineated on a survey attached to the declaration aforesaid recorded as document number 97361431.

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