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Doc# 2214755026 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/27/2022 11:11 AM PG: 1 OF 2

WARRANTY DEED

22149402
Martha

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 22149402

THIS INDENTURE WITNESSETH, that the Grantors, Sarah Brown, married to Stephen Butler, of the City of Newtown, County of Bucks, and State of Pennsylvania, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT TO Benna Kessler, a single woman, of Chicago, Illinois, the following described real estate, to-wit:

Adele

UNIT 3A, 1349-55 W. GREENLEAF CONDOMINIUM AS DELINEATED ON A SURVEY OF LOTS 12,13 IN WILLIAM M. DEVINE'S BIRCHWOOD BEACH SUBDIVISION IN ROGER'S PARK, BEING A SUBDIVISION OF SUBDIVISION OF PART OF THE EAST 1/2 NORTHWEST 1/4 AND NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25208494, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 11-32-110-034-1003

Address of Real Estate: 1349 W Greenleaf Ave Unit 3A, Chicago, IL 60626

Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 3rd Day of MAY, 2022

Sarah Brown

Sarah Brown

Stephen Butler

Stephen Butler

2

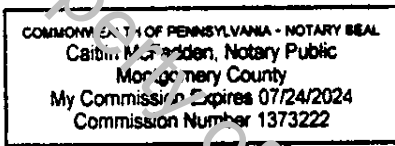
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STATE OF PENNSYLVANIA)

COUNTY OF MONTGOMERY) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Sarah Brown and Stephen Butler are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 3RD day of May, 2022.




Caitlin M. Fadden
Notary Public



This Instrument was prepared by:
Giorgi & Bonomo, LLC
444 North Michigan Ave Suite 1200
Chicago IL 60611

Future Tax Bills to:
Benna Kessler ave
1349 W. Greenleaf #3A
Chicago, IL 60626

After recording return document to:
Benna Kessler ave
1349 W. Greenleaf #3A
Chicago, IL 60626 (60626)

REAL ESTATE TRANSFER TAX	25-May-2022
 CHICAGO:	1,335.00
CTA:	534.00
TOTAL:	1,869.00 *

11-32-110-034-1003 | 20220501613180 | 1-435-828-112
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	25-May-2022
 COUNTY:	89.00
 ILLINOIS:	178.00
TOTAL:	267.00

11-32-110-034-1003 | 20220501613180 | 1-318-453-136