

# WARRANTY DEED

Statutory (Illinois)  
(Individual to Individual)

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# UNOFFICIAL COPY

Doc#: 2221504100 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/03/2022 08:02 AM Pg: 1 of 4

Dec ID 20220701689024

ST/CO Stamp 0-452-312-144 ST Tax \$825.00 CO Tax \$412.50

City Stamp 0-720-747-600 City Tax: \$8,662.50

1724397 1/4 KB

The Grantor(s), William H. Burns and Lindsay J. Strong N/K/A Lindsay J. Burns, Husband and Wife of 3439 North Kedzie Avenue, of the City of Chicago, County of Cook, State of IL, for and in consideration of the sum of Ten and 00/100s (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS

of Lisa R. Fought & Derek Fought wife & husband the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

(Strike Inapplicable)

1. ~~As Tenants In Common~~

2. ~~Not as Tenants in Common, but as Joint Tenants~~

3. Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety Forever

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

4. 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 ~~(As Tenants In Common) (Not As Tenants in Common, but in JOINT TENANCY)~~ (Not as Joint Tenants, Not as Tenants in Common, but as Tenants By The Entirety), forever.

Subject to: See Reverse Side hereof.

Permanent Real Estate Index Number: 13-24-306-030-0000

Address of Real Estate: 3439 North Kedzie Avenue, Chicago, IL 60618 Grantee's Address

Dated this 28 day of June, 20 22

Dated this 28 day of June, 20 22

William H. Burns

William H. Burns

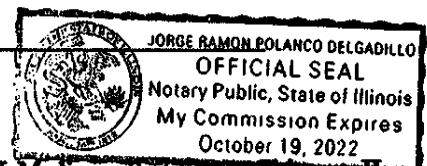
Lindsay J. Strong N/K/A Lindsay J. Burns

Lindsay J. Strong N/K/A Lindsay J. Burns

State of IL, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William H. Burns, married to Lindsay J. Strong N/K/A Lindsay J. Burns, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of June, 20 22.

Commission expires: 10/19/22 NOTARY PUBLIC: [Signature]



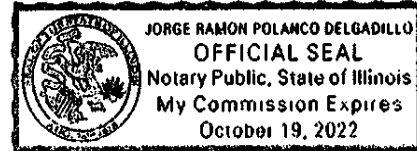
This instrument was prepared by Toral Patel, Sulzer, Shopiro & Patel, Ltd., 303 W. Madison, Suite 2075, Chicago, IL 60606

State of IL, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lindsay J. Stroug N/K/A Lindsay J. Burns, married to William H. Burns, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28<sup>th</sup> day of June, 2022.

Commission expires: 10/19/2022

  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		29-Jul-2022
CHICAGO:		6,187.50
CTA:		2,475.00
TOTAL:		8,662.50 *

13-24-306-030-0000 | 20220701689024 | 0-720-747-600

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		29-Jul-2022
COUNTY:		412.50
ILLINOIS:		825.00
TOTAL:		1,237.50

13-24-306-030-0000 | 20220701689024 | 0-452-112-147

This instrument was prepared by Toral Patel, Sulzer, Shopiro & Patel Ltd., 303 W. Madison, Suite 2075, Chicago, IL 60606

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## LEGAL DESCRIPTION

Of premises commonly known as: 3439 North Kedzie Avenue , Chicago , IL 60618

See Exhibit 'A' attached hereto.

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

Property of Cook County Clerk's Office

**MAIL TO:**

Lisa & Derek Foight  
3439 N. Kedzie Ave  
Chicago IL 60618

**SEND SUBSEQUENT TAX BILLS TO:**

~~Lisa & Derek~~ Foight  
3439 North Kedzie Avenue  
Chicago , IL 60618

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~~EXHIBIT "A"~~

LOT 53 IN BLOCK 2 IN THE SUBDIVISION OF LOTS 1, 2, 4 TO 16, BOTH INCLUSIVE IN H. AND M. FELSENTAL ADDITION TO AVONDALE, IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office