

# UNOFFICIAL COPY

Doc#: 2229755160 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/24/2022 03:31 PM Pg: 1 of 3

Dec ID 20221001668851  
ST/CO Stamp 0-074-830-160 ST Tax \$365.00 CO Tax \$182.50  
City Stamp 1-296-748-880 City Tax: \$3,832.50

FD 22-1161

## WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Edna Torres, a married woman, of 3658 North Bernard Street, Unit 2N, Chicago, IL 60618 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Challenger Property 3449, LLC, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**



***THIS IS NOT HOMESTEAD PROPERTY***


Permanent Index Number(s): 13-22-411-025-0000

Property Address: 3449 North Kildare Avenue, Chicago, IL 60641

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

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

REAL ESTATE TRANSFER TAX		24-Oct-2022	
	COUNTY:	182.50	
	ILLINOIS:	365.00	
	TOTAL:	547.50	
13-22-411-025-0000   20221001668851   0-074-830-160			

REAL ESTATE TRANSFER TAX		24-Oct-2022	
	CHICAGO:	2,737.50	
	CTA:	1,095.00	
	TOTAL:	3,832.50	*
13-22-411-025-0000   20221001668851   1-296-748-880			

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

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Dated this 6 day of October, 2022.

X Edna Torres  
Edna Torres

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Edna Torres, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her 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 6 day of October, 2022.



Cynthia Ramirez  
Notary Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss  
ATTORNEY AT LAW  
1530 West Fullerton Avenue  
Chicago, IL 60614

MAIL TO:  
Nicholas O'Connor  
O'Connor Law  
311 West Superior St., Suite 215  
Chicago, IL 60654

SEND SUBSEQUENT TAX BILLS TO:  
Challenger Property 3449, LLC  
3449 North Kildare Avenue  
Chicago, IL 60641

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## **EXHIBIT A LEGAL DESCRIPTION**

Lot 29 in Haentze and Wheeler's High School Addition to Irving Park, in the Southeast 1/4 of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

13-22-411-025-0000

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