

# UNOFFICIAL COPY

Doc# 2313940170 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/19/2023 04:07 PM Pg: 1 of 3

Dec ID 20230501610091  
ST/CO Stamp 0-481-190-608 ST Tax \$220.00 CO Tax \$110.00  
City Stamp 0-167-224-016 City Tax: \$2,310.00

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Amanda Gehrls  
5136 N. Ashland Avenue, Unit 3  
Chicago, IL 60660

(The Above Space for Recorder's Use Only)

PT23-91375¼

THE GRANTOR Amanda Gehrls and James Ivers, a married couple of Chicago, IL 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 Lindsay Braddy, *a single woman*, of Chicago, IL, 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"**

Permanent Index Number(s): 14-07-404-048-1013

Property Address: 5136 N. Ashland Avenue, Unit 3, Chicago, IL 60640

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.

PROPER TITLE, LLC

# UNOFFICIAL COPY

Dated this 24 day of April, 2023.

Amanda Gehrls  
Amanda Gehrls

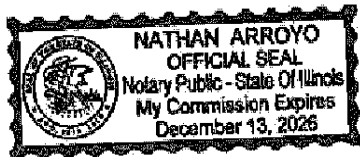
Dated this 24 day of April, 2023.

James Ivers  
James Ivers

)  
STATE OF ILLINOIS )  
) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Amanda Gehrls and James Ivers personally 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 they signed, sealed and delivered in the 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 24 day of April, 2023.



Nathan Arroyo  
Notary Public

THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law  
3653 W Irving Park Rd  
Chicago, IL 60618

MAIL TO:

Ami Oseid  
323 E. Wacker Dr. #700  
Chicago, IL  
60601

SEND SUBSEQUENT TAX BILLS TO:

Lindsay Braddy  
5136 N. Ashland Avenue, Unit 3  
Chicago, IL 60640

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

Unit 5136-3 together with its undivided percentage interest in the common elements in Winona Crossing Condominium, as delineated and defined in the Declaration recorded January 29, 2004 as document no. 0402934077, in Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office