

PT 23-90131 1/2

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Warranty Deed

ILLINOIS

Doc#: 2315212018 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2023 09:37 AM Pg: 1 of 3

Dec ID 20230501614500
ST/CO Stamp 1-282-312-912 ST Tax \$135.00 CO Tax \$67.50
City Stamp 0-208-571-088 City Tax: \$1,417.50

Above Space for Recorder's Use Only

THE GRANTOR, Sally Lee, as Independent Administrator of the Estate of Dosta Lee, deceased, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Anna M. Kluza, a single woman, of the Village of Addison, County of DuPage, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *(See page 2 for legal description attached here to and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes for 2022 and subsequent years not yet due and payable; Covenants, conditions and restrictions of record, if any; Applicable zoning laws and ordinances; Building, building line, and use or occupancy restrictions and easements; all special governmental taxes or assessments confirmed and unconfirmed; All homeowner association special assessments confirmed after the contract date; Public and utility easements, including but not limited to drainage ditches, feeders, laterals and drain tile, pipe, or other conduit; And acts done by or suffered through Grantees;

Permanent Real Estate Index Number(s): 11-29-314-043-1004

Address(es) of Real Estate: 1427 W. Jarvis Avenue, Unit 2A, Chicago, IL 60626

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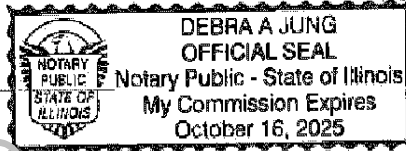
The date of this deed of conveyance is May 18, 2023.


Sally Lee, as Independent Administrator
of the Estate of Dosta Lee, deceased
(SEAL)

State of Illinois, County of Will ss. Debra Jung the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sally Lee, as Independent Administrator of the Estate of Dosta Lee, deceased, 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 said person signed, sealed and delivered said instrument as that person's free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires _____)

Given under my hand and official seal on 10 May, 2023.




Notary Public

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

For the premises commonly known as: 1427 W. Jarvis Avenue, Unit 2A, Chicago, IL 60626

UNIT 1427-2A IN THE 1427-29 WEST JARVIS CONDOMINIUMS, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 10 FEET OF LOT 11 AND THE WEST 45 FEET OF LOT 12 IN BLOCK 13 IN BIRCHWOOD BEACH IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 16, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0010962487 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 11-29-314-043-1004

Property of Cook County Clerk's Office

This instrument was prepared by:

Ryan P. Crotty
Merit Law Group, Inc.
345 Park Ave, Suite 7
Antioch, Illinois 60002

Send subsequent tax bills to:

Anna M. Kluza
1427 W. Jarvis Avenue, Unit 2A,
Chicago, IL 60626

Recorder-mail recorded document to:

Anna M. Kluza
1427 W. Jarvis Avenue, Unit 2A
Chicago, IL 60626