### **UNOFFICIAL COPY**

Doc#. 2315628042 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/05/2023 09:48 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20230501622038

ST/CO Stamp 0-069-716-688 ST Tax \$285.00 CO Tax \$142.50

City Stamp 0-602-942-160 City Tax: \$2,992.50

PT23-91590/3

Jennifer E. Adams, a single woman, 2821 W. 83rd St., Chicago, IL 60652 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration. CONVEY(S) and WARRANT(S) to Nina Limardo Pickett, Ryan Pickett, and Jessica Limardo. ("Granter"), not as tenants in common, but joint tenants with right of survivorship, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attacked legal description

Permanent Real Estate Index Number: 19-36-323-009-0000

Address of Real Estate: 2821 W. 83rd St., Chicago, IL 60652

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 R al listate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

# **UNOFFICIAL COPY**

Jenniger E. Adams

STATE OF ILLINOIS COUNTY OF LOOK )

### ACKNOWLEDGMENT

I, the undersigned, a Notary public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Jennifer E. Adapis is 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 she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 15 day of

Official Seal Khairunissa Merchant Notary Public State of Illinois My Commission Expires 12/28/2025

Commission expires:

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Nina Limardo Pickett, Ryan Pickett, and Jessica Limardo 2821 W. 83rd St. Chicago, IL 60652

## **UNOFFICIAL COPY**

ALTA COMMITMENT FOR TITLE INSURANCE

**COMMITMENT NO.: PT23-91590** 

#### **EXHIBIT A**

The Land is described as follows:

Lot 9 in Harry M. Quinn's Beverly addition, a Subdivision in the East 1/2 of the Southwest 1/4 of Section 36, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clark's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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