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Doc#: 2315628042 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/05/2023 09:48 AM Pg: 1 of 3

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

WARRANTY DEED

PT23-91590 1/3

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**, ("Grantees"), 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: *a single portion*

**wife and husband*

See attached 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 Real Estate; 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.

PROPER TITLE, LLC

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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 Clerk'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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