

WARRANTY DEED
GENERAL

UNOFFICIAL COPY

Doc# 2319328015 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2023 09:12 AM Pg: 1 of 3

Dec ID 20230601662407
ST/CO Stamp 1-199-513-296 ST Tax \$385.00 CO Tax \$192.50
City Stamp 0-127-442-640 City Tax: \$4,042.50

ATA 366634320300
copy

THE GRANTOR(S), JONATHAN LITTLETON OF CHICAGO, ILLINOIS, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, convey(s) and warrant(s) to JESSICA HEDGER A Single person the following described real estate situated in the County of COOK in the State of Illinois, to wit:

SEE EXHIBIT A, ATTACHED

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2022 AND SUBSEQUENT YEARS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; AND BUILDING LINES AND EASEMENTS.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-25-208-051-1003

Address of Real Estate: 3041 NORTH CALIFORNIA AVENUE, UNIT 3, CHICAGO, ILLINOIS 60618

Dated this 29 day of JUNE, 2023.



JONATHAN LITTLETON

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STATE OF Illinois, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Jonathan Littleton

personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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 official seal, this 29th day of June, 2023

James Paul F. Bebawy (Notary Public)



Prepared By:

BEBAWY LAW, PC - 621 PLAINFIELD ROAD, SUITE 201, WILLOWBROOK, IL 60527

Mail To:

Name and Address of Taxpayer/Address of Property:

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

PARCEL 1:

UNIT 3 IN THE 3041 CALIFORNIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 3 AND THE NORTH 45/100THS ACRES OF THE SOUTH 1/2 OF LOT 3 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0326118036, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT 0326118036, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office