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Karen A. Yarbrough

Cook County Clerk

Date: 07/21/2023 11:44 AM Pg: 1 of 3

Dec ID 20230601659579

ST/CO Stamp 0-211-111-632 ST Tax \$300.00 CO Tax \$150.00

City Stamp 0-882-200-272 City Tax: \$3,150.00

226NW985070PK
1 of 1

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Shawnee Lynne Ardies-Morales and
Elias Morales
4240 N. McVicker Ave.
Chicago, IL 60634

(The Above Space for Recorder's Use Only)

* Shawnee L. Ardies nka
THE GRANTORS Shawnee Lynne Ardies-Morales and Elias Morales, husband and wife, of Chicago, IL 60634 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Martin Keane and Jordan Keane, ~~husband and wife, of~~ both married men, not as tenants in common but as Joint tenants with rights of survivorship 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"

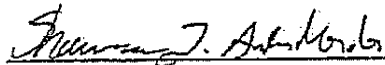
Permanent Index Number(s): 13-17-306-024-0000

Property Address: 4240 N. McVicker Ave., Chicago, IL 60634

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.

Dated this 26 day of June, 2023.



Shawnee Lynne Ardies-Morales

* Shawnee L. Ardies



Elias Morales

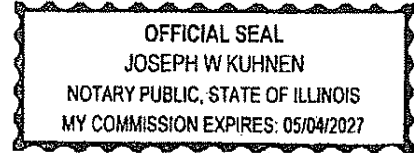
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shawnee Lynne Ardies-Morales and Elias Morales personally known to me to be the same persons whose names are 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 26th day of June, 2023.

Notary Public



THIS INSTRUMENT PREPARED BY:

Truskolaska Law, LLC
1580 N. Northwest Hwy, Suite 312A
Park Ridge, IL 60068

MAIL TO:

Law Office of Gina Lavorata-O'Hehir
~~6687 North Northwest Highway~~
~~Chicago, IL 60631~~

700 Busse Hwy
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Martin Keane
4240 N. McVicker Ave
Chicago, IL 60634

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EXHIBIT A LEGAL DESCRIPTION

LOT 71 IN WILLIAM H. ELDRED S MONTROSE BOULEVARD SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office