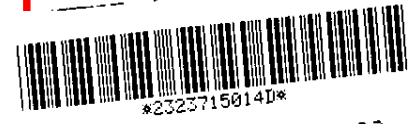


WARRANTY DEED

UNOFFICIAL COPY



Doc# 2323715014 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2023 10:27 AM PG: 1 OF 2

THE GRANTORS, **CHERYL AMADO-KRESGE and KYLE KRESGE**, married to each other, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **FRANCONIA REAL ESTATE SERVICES, INC.**, a Virginia corporation and duly authorized to transact business in the State of Illinois 13580 Groupe Drive, Suite 400 Woodbridge, VA 22192

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 2E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2046 WEST FOSTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2030406080, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-6, AND STORAGE SPACE NO. S5, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** 2022 and subsequent years real estate taxes. Covenants, conditions and restrictions of record.

hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**P.I.N.: 14-07-120-035-1003**

**Commonly known as: 2046 West Foster Avenue, Unit #2E, Chicago, Illinois 60625**

Prepared by & mail to: Michael S. Jacobs, Attorney at Law  
3701 Algonquin Road, Suite 1070,  
Rolling Meadows, IL 60008

Send tax bills to: Franconia Real Estate Services  
13580 Groupe Drive, Suite 400  
Woodbridge, VA 22192

# UNOFFICIAL COPY

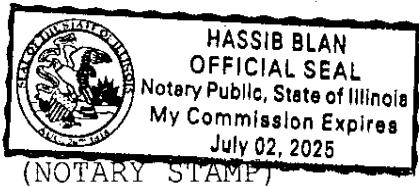
Dated this 9<sup>th</sup> day of August, 2023.

*Cheryl*  
CHERYL AMADO-KRESGE

*Kyle*  
KYLE KRESGE

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHERYL AMADO-KRESGE married to KYLE KRESGE 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, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

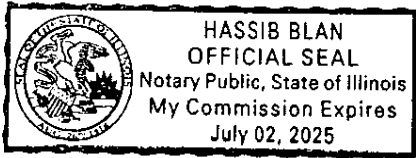
Given under my hand and notarial seal this 9<sup>th</sup> day of August, 2023



*Hassib Blan*  
NOTARY PUBLIC

State of IL, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KYLE KRESGE married to CHERYL AMADO-KRESGE 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 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 notarial seal this 9<sup>th</sup> day of August, 2023.



*Hassib Blan*  
NOTARY PUBLIC

### REAL ESTATE TRANSFER TAX

25-Aug-2023



CHICAGO:	4,882.50
CTA:	1,953.00
<b>TOTAL:</b>	<b>6,835.50 *</b>

### REAL ESTATE TRANSFER TAX

25-Aug-2023



COUNTY:	325.50
ILLINOIS:	651.00
<b>TOTAL:</b>	<b>976.50</b>

14-07-120-035-1003 | 20230801606299 | 0-701-011-408

14-07-120-035-1003 | 20230801606299 | 1-150-457-296

\* Total does not include any applicable penalty or interest due.