

# UNOFFICIAL COPY

Doc#: 2332113181 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/17/2023 08:48 AM Pg: 1 of 2

Dec ID 20231001659915  
ST/CO Stamp 1-361-717-200 ST Tax \$180.00 CO Tax \$90.00  
City Stamp 0-534-783-952 City Tax: \$1,890.00

Warranty Deed  
Statutory (ILLINOIS)  
(Individual to Individual)

PT23-95010 1/2  
PROPER TITLE, LLC

Above Space for Recorder's Use Only

THE GRANTOR(S) Susan M. Pyne a/k/a Susan Pyne-Torres, married to Noel Torres, of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid CONVEY(S) and WARRANT(S) to ~~Kassandra Cardenas~~, 880 W. Colfax Street, Palatine, IL 60067, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

~~\*\*\* An Unmarried Person~~

Unit Number B3 in the Kedvale Court Condominium, as delineated on a survey of the following described tract of land:

Lot 4 in Block 37 in Irving Park, a subdivision of the Southeast 1/4 of Section 15, and the North 1/2 of the Northeast 1/4 of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0628322073; together with its undivided percentage interest in the common elements in Cook County, Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Index Number (PIN): 13-22-212-009-1006

Address(es) of Real Estate: 3853 N. Kedvale Avenue, Unit B3, Chicago, IL 60641

~~\*~~  
THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD PROPERTY FOR THE GRANTOR

This instrument was prepared by: Richard Cohn, 1 North State Street, 15<sup>th</sup> Floor, Chicago, Illinois 60602

AFTER RECORDING MAIL TO:

Kassandra Cardenas  
3853 N Kedvale - B3  
Chicago IL 60641

SEND SUBSEQUENT TAX BILLS TO:

Kassandra Cardenas  
3853 N. Kedvale Avenue, Unit B3  
Chicago, IL 60641

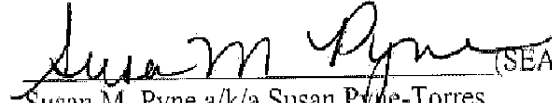
[SIGNATURE PAGE TO FOLLOR]

# UNOFFICIAL COPY

[SIGNATURE PAGE TO THE WARRANTY DEED FOR 3853 N. KEDVALE AVENUE, UNIT B3,  
CHICAGO, IL 60641]

Dated this 31 day of Oct, 2023.

PLEASE  
PRINT OR)  
TYPE NAMES  
BELOW  
SIGNATURE(S)

 (SEAL)  
Susan M. Pyne a/k/a Susan Pyne-Torres

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Susan M. Pyne a/k/a Susan Pyne-Torres, married to Noel Torres, personally known to me to be the same persons 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 a 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 31st day of Oct, 2023.

Commission expires



  
NOTARY PUBLIC

PROCESSED BY Cook County Clerk's Office