

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2334533434 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/11/2023 03:21 PM Pg: 1 of 3

RETURN TO:

Johnson & Sullivan LTD
11 East Hubbard #702
Chicago IL 60611

Dec ID 20231101666451
ST/CO Stamp 0-673-355-728 ST Tax \$305.00 CO Tax \$152.50
City Stamp 1-298-413-520 City Tax: \$3,202.50

SEND TAX BILLS TO:

Ryan M. Krueger and Joshua R. Roer
6818 N. Ashland Avenue, Unit 3A,
Chicago, IL 60626

THE GRANTOR(S) **Kendrick Washington**, divorced and not since remarried, of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

Ryan M. Krueger and Joshua R. Roer

Strike Inapplicable:

- a) ~~As Tenants in Common~~
- b) Not in Tenancy in Common, but in Joint Tenancy
- c) ~~Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~
- d) ~~As an Individual~~

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 11-31-226-035-1005

PROPERTY ADDRESS: 6818 N. Ashland Avenue, Unit 3A, Chicago, Illinois 60626

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

Signature and Notary Page Attached

Chicago Title 236563214240P 10255

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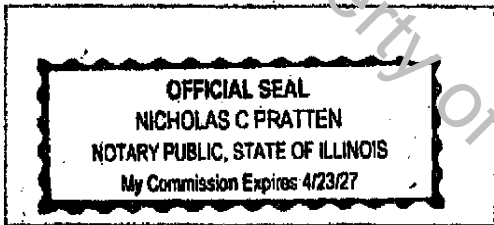
Dated this 3 day of November, 2023.

 (SEAL)
Kendrick Washington

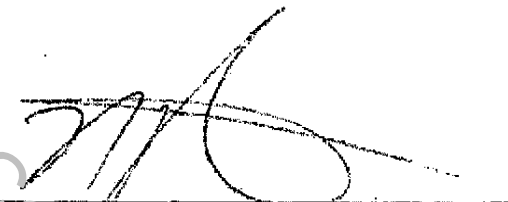
STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Kendrick Washington**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 3 day of November, 2023.



NOTARY SEAL


NOTARY PUBLIC

My commission expires on April 23, 2027

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH

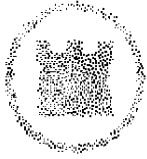
SECTION 31-45,
PROPERTY TAX CODE
DATE: _____

Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	09-Nov-2023
CHICAGO:	2,287.50
CTA:	915.00
TOTAL:	3,202.50 *

11-31-226-035-1005 | 20231101666451 | 1-298-413-520
* Total does not include any applicable penalty or interest due

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CHICAGO TITLE
COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 23GSC321424OP

For APN/Parcel ID(s): 11-31-226-035-1005

UNIT NUMBER 3A IN THE KELSEY COURT II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 4 IN BLOCK 43 IN ROGERS PARK, BEING A SUBDIVISION OF SECTION 30 LYING SOUTH OF THE INDIAN BOUNDARY LINE, THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 31 AND ALSO THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 32 ALL IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 8, 2006 AS DOCUMENT NUMBER 0603934071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office