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PT23 - 96754

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Doc#: 2334806121 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2023 11:04 AM Pg: 1 of 3

Dec ID 20231101684265
ST/CO Stamp 2-059-190-224 ST Tax \$245.00 CO Tax \$122.50
City Stamp 0-985-448-400 City Tax: \$2,572.50

WARRANTY DEED

The Grantor, **Kathleen Carmichael**, a single woman, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to to **Fabiola Y. Jara**, an unmarried person, the following described real estate, individually, situated in the County of Cook, State of Illinois, to wit:

PROPERTY ADDRESS: 3853 N Kedvale Ave, A3, Chicago, IL 60641

PERMANENT INDEX NUMBER(S): 13-22-212-009-1003

LEGAL DESCRIPTION: UNIT NUMBER A3 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 062S322073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, subject to general real estate taxes not yet due and payable at the time of closing, covenants, conditions and restrictions of record, public and utility easements, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. There are no homestead rights on this property.

Dated: 11/26/ 2023

Kathleen Carmichael
Signature of Grantor

Kathleen Carmichael
Printed Name of Grantor

PROPER TITLE, LLC

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WARRANTY DEED

State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Kathleen Carmichael** 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 sale 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 official seal, this 26th day of November, 2023.



Diana M. Amiran

 Notary Public

Prepared By:

Sarah Amiran
 Amiran & Crewell L.L.C.
 106 Barrington Commons Ct, #650
 Barrington, IL 60010

Send Subsequent Tax Bills To:

Fabiola Y. Jara
 3853 N. Kedvale Ave.
 Unit A3
 Chicago, IL 60641

Mail To:

Fabiola Y. Jara
 3853 N. Kedvale Ave.
 Unit A3
 Chicago IL 60641

Cook County Clerk's Office

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"Exhibit A - Legal Description"

Unit number A3 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.

Property of Cook County Clerk's Office