

# UNOFFICIAL COPY

Doc#: 2401633320 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/16/2024 02:28 PM Pg: 1 of 2

## WARRANTY DEED

Dec ID 20240101609494  
ST/CO Stamp 1-802-765-360 ST Tax \$589.50 CO Tax \$294.75  
City Stamp 0-952-452-144 City Tax: \$6,189.75

FATIC No: AF1040356

THE GRANTORS, Kyle Ester and Ann-Marie Billee-Ester, husband and wife, of 6040 N Kedvale Ave, Chicago, IL 60646, for and in consideration of Ten and no/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to Arun Mehra and Sarah Sibley, husband and wife, as tenants by the entirety, of 5427 N. Broadway St, Apt 2E, Chicago, IL 60640, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOT 6 IN BLOCK 21 IN KRENN AND DATO'S CRAWFORD-PETERSON ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THE NORTHEAST FRACTIONAL QUARTER (EXCEPT THE NORTH 42 RODS THEREOF) AND THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE (EXCEPT FROM ABOVE DESCRIBED TRACT OF LAND, THAT PART THEREOF THAT LIES SOUTH OF A LINE THAT IS 100 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF PETERSON AVENUE EXTENDED WEST) (ALSO EXCEPT RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

Permanent Index Number: 13-03-227-015-0000

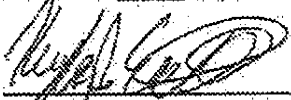
Address of Real Estate: 6040 N Kedvale Ave, Chicago, IL 60646

FIRST AMERICAN TITLE  
FILE # AF1040356

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# UNOFFICIAL COPY

Dated this 5<sup>th</sup> day of January, 2024.



Kyle Ester



Ann-Marie Billey-Ester

State of Ohio, County of Wood : ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kyle Ester and Ann-Marie Billey-Ester, 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 the said 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 official seal this 5 day of January, 2024.



Notary Public



Nathan Reineck

NOTARY PUBLIC  
STATE OF OHIO

My Commission Expires  
05/09/2027

Prepared by:

Leo T. Peteracki  
Robbins DiMonte, Ltd.  
216 W. Higgins Road  
Park Ridge, IL 60068

Mail to:

Kimberly Freeland  
~~Counselor Group~~  
806 N. Peoria St  
Chicago, IL 60642

Name and Address of Taxpayer:

Amrit Mehra and Sarah Sibley  
3040 N Kedvale Ave  
Chicago, IL 60646