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Doc# 2404041005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2024 10:10 AM PG: 1 OF 3

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

THE GRANTOR, Scott Hardiman, a single individual, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Olivia A. Valdes and Helom Santos, a married couple, of 4516 N. Ashland Avenue Apt GE, Chicago, Illinois 60640 not as tenants in common and not as joint tenants but as tenants by the entirety all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 homeowners or condominium association declarations 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. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 13-22-212-009-1007

Address(es) of Real Estate: 3851 N. Kedvale Avenue, Unit 1C, Chicago, IL 60641

Dated this 27th day of December, 2023

REAL ESTATE TRANSFER TAX

08-Feb-2024



COUNTY: 145.50

ILLINOIS: 291.00

TOTAL: 436.50

13-22-212-009-1007

|20240101610627

|0-870-890-544

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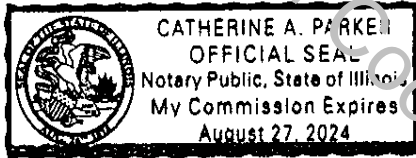
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Scott Hardiman

STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott Hardiman, 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 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 27th day of December, 2023.



C Parker (Notary Public)

Prepared by:

Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

Mail to:
OLIVIA A. VALDES & Helom Santos
3851 N. KEDVALE AVE.
#1C
CHICAGO, IL 60641

REAL ESTATE TRANSFER TAX

15-Jan-2024



CHICAGO:	2,182.50
CTA:	873.00
TOTAL:	3,055.50

13-22-212-009-1007 | 20240101610627 | 0-869-684-272

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

Name and Address of Taxpayer:

Olivia A. Valdes
Helom Santos
3851 N. Kedvale Avenue
Unit 1C
Chicago, IL 60641

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EXHIBIT "A"

UNIT NUMBER 1C 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.

Parcel ID: 13-22-212-009-1007

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office