

# UNOFFICIAL COPY

236SC774500A51  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

THE GRANTORS (NAME AND ADDRESS)

Kendall Partners Ltd.  
129 Commercial Drive  
Unit 7  
Yorkville, IL 60560



Doc# 2406034042 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/29/2024 12:01 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

Chicago Title

THE GRANTOR Kendall Partners Ltd., an Illinois Corporation licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Cristian R. Uvidia and Paola M. Toapaxi, husband and wife as tenants by the entirety, of 4121 W. Maple St, Chicago, IL 60624, in fee simple forever, the following described real estate situated in the County of Will, in the State of Illinois, to wit:

THE SOUTH 12 FEET OF LOT 16 AND THE NORTH 17 FEET OF LOT 17 IN BLOCK 1 IN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/2 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2 TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-02-303-014-0000

Property Address: 1133 N. Avers Avenue, Chicago, IL 60651

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.



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CHICAGO:	750.00
CTA:	300.00
TOTAL:	1,050.00 *

16-02-303-014-0000 | 20230701673630 | 0-525-832-656  
Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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		COUNTY:	50.00	
		ILLINOIS:	100.00	
		TOTAL:	150.00	
16-02-303-014-0000		20230701673630		1-599-574-480