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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

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



X5400000404chw

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)

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 fenants 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 NOR I'H 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, KANGE 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.

Chicago Title

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Dated this 126 day of July, 2023.	_
Kendall Partners, Ltd.	
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A bules les	
Sergio A. Lopez, as Power of Attorney	
for Kevin Hansen, its duly authorized	
representative	
STATE OF ILL'NDIS)	
COUNTY OF WILL) SS,	
COUNTY OF WILL 3	
THAT Sergio A. Lopez, as Power of Atto the duly authorized representative of Ken personally known to me to be the same per instrument, appeared before me this day in	124
THIS INSTRUMENT PREPARED BY	
Castle Law	
2 N. 129th Infantry Drive, Suite 100 Joliet, IL 60435	
MAIL TO: AND	SEND SUBSEQUENT TAX BILLS TO:
Law Office of Rosalind Pando	Cristian R Uvidia and Paola M Toapaxi
2852 N Campbell Ave	1133 N. Avers Ave
Chicago, IL 60618	Chicago, IL 60651

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16-02-303-014-0001 | 20230701673630 | 0-525-832-656 Total does not include any applicable penalty or interest due.

Clark's Office

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