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GIT (1/2)

WARRANTY DEED

ILLINOIS STATUTORY

Doc#: 2407424488 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 2:30 PM Pg: 1 of 2

Dec ID 20240201633713

ST/Co Stamp 0-588-618-288 ST Tax \$580.00 CO Tax \$290.00

City Stamp 1-125-489-200 City Tax \$6,090.00

THE GRANTOR, ROBERTO V. CERDA, AS TRUSTEE OF THE ROBERTO V. CERDA REVOCABLE LIVING TRUST DATED JULY 13, 2004 and BEATRICE L. CERDA, AS TRUSTEE OF THE BEATRICE L. CERDA REVOCABLE LIVING TRUST DATED JULY 13, 2004, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT TO:

Kelly Ann Shanahan, a single woman of Chicago, IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4 IN BLOCK 1 IN HEAFIELD AND KIMBELL'S SUBDIVISION OF LOT 2 IN KIMBELL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: **3709 West Diversey Avenue, Chicago, IL 60647**

Permanent Real Estate Index Number(s) **13-26-304-006-0000**

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

And the said Granter hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

