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GIT (12)
WARRANTY DEED
ILLINOIS STATUTORY

Doc#. 2407424488 Fee: S107.00 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 S580.00 CO Tax S290.00 City Stamp 1-125-489-200 City Tax S6.090.00

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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, 12, the following described Real Estate situated in the County of Cock, 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.

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IN WITNESS WHEREOF, Grantor, has hereunto set han Dated this day of February, 2024	nd and seal the day and year first above written.
Roberto V. Cerda as Trustee of the	Beatrice L. Cerda as Trustee of the
Roberto V. Cerda Revocable Living Trust Dated July 15, 2004	Beatrice L. Cerda Revocable Living Trust Dated July 13, 2004
STATE OF WA) COUNTY OF King)ss	Dated July 13, 2004
I, the undersigned, a Notary Pub'ic II. and for said Cou Roberto V. Cerda and Beatrice 1. Cerda , individual Revocable Living Trusts dated July 1 2604, personally be subscribed to the foregoing instrument, appeared before signed, sealed and delivered the said instrument as such Course under my hand and official seal, this	ally and as Trustees of their individually named known to me to be the same person whose name is me this day in person, and acknowledged that it
THE RESIDENCE OF THE PARTY OF T	1 February, 2024
NOTARY PUBLIC STATE OF WASHINGTON PAUL T. STOEBE License Number 93034 My Commission Expires 03-01-2027	NOTARY PUBLIC
MAIL TO AND SEND SUBSEQUENT TAX BILLS TO	: -> Kall Was Changlas
Erwin Law	Religion Standyun
	Kelly ann Shanohan 3709 W. Diversey Ave
4043 N. Ravenswood ave	Umr .GF
# 208	Chicago. Il 60647
Chicago, IL 60613	

This instrument was prepared by: Dennis Ansong 203 N LaSalle Street, Suite 2100, Chicago, Illinois, 60601

REAL ESTATE TRA	12-Mar-2024	
	CHICAGO:	4,350.00
	CTA:	1,740.00
	TOTAL:	6,090.00 *
	 :	

13-26-304-006-0000 20240201633713 1-125-489-200

REAL ESTATE TRANSFER TAX			12-Mar-2024	
		The same of the sa	COUNTY:	290.00
			ILLINOIS:	580.00
	entre.		TOTAL:	870.00
13-26-304-006-0000		006-0000	20240201633713 0-588-618-288	

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