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Doc#: 2409930128 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/8/2024 12:55 PM Pg: 1 of 3

Dec ID 20240401671036

ST/Co Stamp 1-515-441-712 ST Tax \$313.00 CO Tax \$156.50

City Stamp 0-272-354-864 City Tax \$3,286.50

Chicago Title

WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual

THE GRANTOR, Mary P. 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 Lucas Snyder, a _____ individual, of _____, 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 and building lines and easements, 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): 13-22-212-009-1004

Address(es) of Real Estate: 3853 N. Kedvale Ave., Unit B1, Chicago, IL 60641

Dated this 28 day of MARCH, 20 24

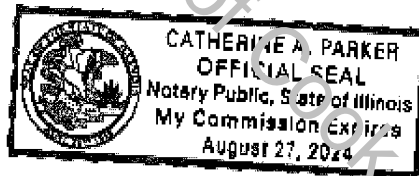
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Mary Hardiman, 3/28/2024
 Mary P. Hardiman

STATE OF Illinois COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary P. 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 28th day of March, 20 24.



(Signature) (Notary Public)

Prepared by:

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

Mail to:

LUCAS SNYDER

Name and Address of Taxpayer:

Lucas Snyder
 3853 N. Kedvale Ave.
 Unit B1
 Chicago, IL 60641

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LEGAL DESCRIPTION

Order No.: 24GSC921041LT

For APN/Parcel ID(s): 13-22-212-009-1004

UNIT NUMBER 1B 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.

Property of Cook County Clerk's Office