## **UNOFFICIAL COPY**

WARRANTY DEED
ILLINOIS STATUTORY

(Individual to Individual)

Doc#. 2412102160 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 4/30/2024 12:52 PM Pg: 1 of 5

Dec ID 20240401680510 ST/Co Stamp 1-558-614-320 ST Tax \$325.00 CO Tax \$162.50 City Stamp 0-168-988-976 City Tax \$3,412.50

THE GRANTOR(S),

Stephanie L. Robson, as to an undivided 1/3 interest, Andrea S. Robson, as to an undivided 1/3 interest and Stephanie L. Robson, Andrea S. Robson and Linnea Dickey as to their respective interest as the sole HEIRS at law of Douglas E. Robson, deceased for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid, CONVEY and WARRANT to:

Edward Carroll and Kayla Carroll, husband and wife of Chicago, Illinois, as tenants by the entirety

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Fxhibit "A"

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 enjoyne it of the Real Estate; acts done by or suffered through Buyer; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing, and the rights of tenants under existing leases affecting the Property, if any; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 11-31-226-035-1007

Property Address: 6818 N. Ashland Blvd., Unit 4A, Chicago, IL 60626

SIGNATURE PAGES FOLLOW

WARRANTY DEED PAGE 1 OF 4

PROPER TITLE, LLC

1 04.2

2412102160 Page: 2 of 5

Dated this 9th day of 17 pril , 2023. 2024

# **UNOFFICIAL COPY**

	Stole I Dru
	Stephanie L. Robson, as to 1/3 and 1/9 as heir of
	Douglas E. Robson
STATE OF Arizona )	
) SS COUNTY OF Ma mora	
COOK TO THE CONTRACT OF	
	said County, in the State aforesaid, DO HEREBY CERTIFY
that:	
Stephanie L. Robson, as to 1/3 and 1 9 as hei	r of Douglas E. Robson
foregoing instrument, appeared before me $\mathbf{t}'$	e person(s) whose name(s) are subscribed to the is day in person, and acknowledged that they signed, neiffree and voluntary act, for the uses and purposes
Subscribed and sworn to before me this $\frac{9m}{100}$	_day of, 2023. 2024 AC
Ashley Elizaber Chency Notary Public	ASI', LEY _LIZABETH CHENEY
My Commission Expires: 819124	Commission Number 586339 Expires: Agust 9, 2024
This instrument was prepared by:	Maricopa C runty
Randall Boyer, Esq., 3223 Lake Avenue, Suite	15C-303, Wilmette, IL 60091
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:

WARRANTY DEED PAGE 2 OF 4

Chicago, IL 60626

**Edward Carroll and Kayla Carroll** 

6818 N. Ashland Blvd., Unit 4A

**Edward Carroll and Kayla Carroll** 

6818 N. Ashland Blvd., Unit 4A

Chicago, IL 60626

2412102160 Page: 3 of 5

Dated this 9th day of April

## **UNOFFICIAL COPY**

	andres S Rosson
	Andrea S. Robson as to 1/3 and 1/9 as heir of Douglas E. Robson
STATE OF Arizona )	
) SS COUNTY OF <u>Man (opa</u> )	
I, the undersigned, a Notary Public in and for	said County, in the State aforesaid, DO HEREBY CERTIFY
Andrea S. Robson as to 1/3 and 1/9 as heir o	f Douglas E. Robson
is/are personally known to me to be the same	c person(s) whose name(s) are subscribed to the
Subscribed and sworn to before me this <u>Hr</u>	day of April , 2023. 2024, Ac
Notary Public Chemy	ASHLEY ELIZABETH CHENEY Notary Public C mmission Number 586339 Fxpires: August 9, 2024 Maricopa County
My Commission Expires: 819124	
This instrument was prepared by:	
Randall Boyer, Esq., 3223 Lake Avenue, Suite	15C-303, Wilmette, IL 60091
BASH TO	CENID CHIDGEOHENE TAV DULC TO
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:

WARRANTY DEED PAGE 3 OF 4

Chicago, IL 60626

**Edward Carroll and Kayla Carroll** 

6818 N. Ashland Blvd., Unit 4A

**Edward Carroll and Kayla Carroll** 

6818 N. Ashland Blvd., Unit 4A

Chicago, IL 60626

2412102160 Page: 4 of 5

# UNOFFICIAL COPY

ng kana Arlam ng mana katalan mina di Arlam ng Maria. Mananatan ng manananan ng mga kanananan Arlam	Dated this Ath day of April	, <del>2023.</del> Usi
	Unnasmaker	
	Linnea Dickey as to 1/9 as her of Douglas	E. Robson
그 아이는 수 있는 네 그릇이 다		
STATE OF Acrona )		
) \$\$		
COUNTY OF Maricon )		
	or said County, in the State aforesaid, DO HER	EBY CERTIFY
Linnea Dickey as to 1/9 as heir of Douglas	E. Robson	
s/are personally known to me to be the $arsigma_{ extcirclet}$	me person(s) whose name(s) are subscribed	to the
Subscribed and sworn to before me this ${\underline q}$	m day of Horil 2023.	2024 AC
O(1)		
Ashley Elizah Chemi Notary Public	ASHLEY ELIZABETH CHENEY	
Notary Public	Notary Public Commission Number 588339	
	Expires: August 9, 2024 Maricope C purity	
My Commission Expires: <u>8191a</u> 식	Second Comments Comments	불다면 보기를
This instrument was prepared by:		
化氯甲基甲基甲基甲基甲基甲基甲基甲基基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲	(4) 下面的,直接整理、特殊的。由于10、15年间、15年间、15年间、15年间、15日间、15日间、15日间、15日间、15日间、15日间、15日间、15日	

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

## MAIL TO:

Edward Carroll and Kayla Carroll 6818 N. Ashland Blvd., Unit 4A Chicago, IL 60626

### **SEND SUBSEQUENT TAX BILLS TO:**

Edward Carroll and Kayla Carroll 6818 N. Ashland Blvd., Unit 4A Chicago, IL 60626

WARRANTY DEED PAGE 4 OF 4

## **UNOFFICIAL COPY**

#### legal

#### Parcel 1:

Unit 4A in Kelsey Court Condominium II as delineated on the Plat of survey of the following described parcel of real estate:

Lot 4 in Block 43 in Rogers Park, being a Subdivision of Section 30 lying South of the Indian boundary line, the Northeast 1/4 and part of the Northwest 1/4 of Section 31 and also the West 1/2 of the Northwest 1/4 of Section 32 all in Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Illinois;

Which plat of survey is attached as exhibit "A" to the declaration of condominium recorded February 8, 2006 as document number 060393407, as amended from time to time, together with its undivided percentage interest in the common elements.

#### Parcel 2:

The (exclusive) right to the use of storage Locker S-4a, a limited common element, as delineated on the survey attached to the declaration aforesaid recorded as document number 060393407.

DINIU-31-226-035-1007