

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 Exhibit "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 enjoyment 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**

PROPER TITLE, LLC

PT 23-96935
1 of 2

SIGNATURE PAGES FOLLOW

WARRANTY DEED PAGE 1 OF 4

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Dated this 9th day of April, ~~2023~~ 2024

Stephanie L. Robson

Stephanie L. Robson, as to 1/3 and 1/9 as heir of
Douglas E. Robson

STATE OF Arizona)
) SS
COUNTY OF Maricopa)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

Stephanie L. Robson, as to 1/3 and 1/9 as heir of Douglas E. Robson

is/are personally known to me to be the same person(s) whose name(s) are 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.

Subscribed and sworn to before me this 9th day of April, ~~2023~~ 2024 AC

Ashley Elizabeth Cheney
Notary Public



My Commission Expires: 8/9/24

This instrument was prepared by:

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

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Dated this 9th day of April, ~~2023~~ 2024.

Andrea S. Robson

Andrea S. Robson as to 1/3 and 1/9 as heir of Douglas E. Robson

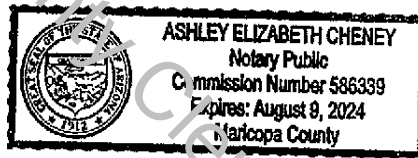
STATE OF Arizona)
) SS
COUNTY OF Maricopa)

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 of Douglas E. Robson

is/are personally known to me to be the same person(s) whose name(s) are subscribed to the

Subscribed and sworn to before me this 9th day of April, ~~2023~~ 2024, At

Ashley Elizabeth Cheney
Notary Public



My Commission Expires: 8/9/24

This instrument was prepared by:

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

MAIL TO:

Edward Carroll and Kayla Carroll
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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, in Cook County, 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.

Pin 11-31-226-035-1007