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GENERAL WARRANTY DEED

MAIL DEED TO:

SUBSEQUENT TAX MAIL

BILLS TO:

Doc#. 2413614060 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/15/2024 2:09 PM Pg: 1 of 2

Dec ID 20240401691469

ST/Co Stamp 1-360-095-536 ST Tax \$190.00 CO Tax \$95.00

City Stamp 0-286-353-712 City Tax \$1,995.00

KNOW ALL MEN BY THESE PRESENTS: that GREGORY MATTHEW, of the City of Chicago, Cook County Ellinois, ("GRANTOR"), for the sum of TEN AND 00/100 (\$10.00), receipt where is acknowledged hereby SELLS, CONVEYS, and WARANTS to IGOR ZAIVA, [a married]/[an unmarried man] of Chicago, Illinois ("GRANTEE"), all interest in the following described Real Estate situated in the City

of Chicago, Cook County, and State of Illinois, to wit:

Unit Number 1C in the Kelsey Court II Condominium, as delineated on a survey of the following described tract of land:

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 Tov pubip 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit 'A' to the Declaration of Condominium recorded February 8, 2006 as document number 0603934071; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number: 11-31-226-035-1009

Property Address: \$6816 N. Ashland Avenue, Unit 1C, Chicago, Illinois 60626

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 the above described real estate in fee simple forever with the appurtenances and for the purposes set forth in this General Warranty Deed to Grantee.

SUBJECT only to general real estate taxes not due and payable at the date first shown below, all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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IN WITNESS WHEREOF, Seller has signed and sealed this General Warranty Deed on this _ day of April 2024.

GRANTOR

Gregory Matthew

ACKNOWLEDGMENT

STATE OF ILLINOIS

) ss

COUNTY OF COOK LAKE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GREGORY MATTHEW, personally known to me as the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 8th day of April 2024.

T'S OFFICE

(Notary Public)

MONICA RAM REZ ARIAS Official Seal Notary Public - State of Hinois My Commission Expires Feb 24, 2025

This instrument was prepared by:

André Wrighte Wrighte Law Firm, Chartered 4707 N. Broadway St., Ste. 305 Chicago, Illinois 60640-7900 Tel: (773) 273-9815

awrighte@wrightelaw.com