

# UNOFFICIAL COPY

## GENERAL WARRANTY DEED

### MAIL DEED TO:

Igor Zaiwa  
6816 N. Ashland, #1C  
Chicago, IL 60626

### MAIL SUBSEQUENT TAX BILLS TO:

Igor Zaiwa  
6816 N. Ashland, #1C  
Chicago, IL 60626

PT24-99133 1/2

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, Illinois, ("GRANTOR"), for the sum of TEN AND 00/100 (\$10.00), receipt where is acknowledged, hereby SELLS, CONVEYS, and WARRANTS to IGOR ZAIWA, ~~to 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 48 in Rogers Park, being a Subdivision of Section 30 lying South of the Indian Boundary Line, the Northeast  $\frac{1}{4}$  and part of the Northwest  $\frac{1}{4}$  of Section 31, and also the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 32, all in Township 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~~ 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.

