UNOFFICIAL COPY

WARRANTY DEED

Send Subsequent Tax Bills & After Recording Mail To: Alycia Kain 6816 N. Ashland Ave., No. 4C Chicago, IL 60626

This Instrument Was Prepared By: Dina De Laurentis, Esq. Wolf & Solovy, LLP 40 Skokie Boulevard, Ste. 105 Northbrook, IL 60062 Doc#. 2414224180 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/21/2024 10:32 AM Pg: 1 of 2

Dec ID 20240501698528 ST/Co Stamp 0-861-291-824 ST Tax \$280.00 CO Tax \$140.00 City Stamp 1-398-162-736 City Tax \$2,940.00

This Space Reserved for Recorder's Use

GRANTOR, SARAMASSAN, as her sole property, of 6816 N. Ashland Ave., No. 4C, Chicago, IL 60626, for and in consideration of Ten Dollars (\$10.00), in hand paid,

TRANSFERS, CONVEYS, and MARRANTS to ALYCIA KAIN, of 2003 West Fargo Avenue, 1, Chicago, IL 60645, an unmarried individual and in his sole name as his sole property, in the following described real estate, in fee simple absolute:

SEE ATTACHED LEGAL DESCRIPTION - EXHIBIT "A"

Permanent Index Number:

11-31-226-03 5-10 4

Address of Real Estate:

6816 N. Ashland Ava., No. 4C, Chicago, IL 60626

THIS DEED IS SUBJECT TO matters of public record, 2023 2nd real estate taxes, and subsequent years, any covenants, conditions and restrictions of record, the Declarations of Conditions, Covenants & Restrictions of record, which may be amended from time to time, building lines and easements, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and acts suffered by the Property due to any acts of Purchaser or her agents.

Grantor signed this Warranty Deed in the County of Cook, State of Illinois this 10th day of May, 2024.

Sara Haccan

oara Hassari

State of Illinois

SS

County of Cook

The undersigned a notary public in and for the above County and State, certifies that Sara Hassan, who provided proof to me to be the same person whose name is subscribed as principal to the targeting document, appeared before me, in person, and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 10th day of May, 2024/.

Notary Public for the State & County stated above My Commission Expires: November 29, 2025

OFFICIAL SEAL
DINA DELAURENTIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/29/2025

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NUMBER 4C IN THE KELSEY COURT CONDOMINIUM II, 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 TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SUPNEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY C, 2006 AS DOCUMENT NUMBER 0603934071; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number:

1. Ox 6816.

COOK COUNTY CLERKS OFFICE Address of Real Estate: