

UNOFFICIAL COPY

A24-3698 AB

WARRANTY DEED GENERAL

Doc#: 2414314244 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/22/2024 10:42 AM Pg: 1 of 2

Subsequent Tax Bills to:

Shadie Fona

6127 S Woodlawn Ave, Apt F

Chicago, IL 60637

Dec ID 20240501607873

ST/Co Stamp 0-734-225-712 ST Tax \$301.00 CO Tax \$150.50

City Stamp 0-355-132-720 City Tax \$3,160.50

Mail to:

Shadie Fona

6127 S Woodlawn Ave, Apt F

Chicago, IL 60637

THE GRANTOR(S), Jaime Wail, a single woman, of the Cook County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO: **Shadie Fona, a single woman** of the City, of Chicago, County of Cook, State of IL in the form of ownership: **Fee Simple** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LEGAL DESCRIPTION:

Parcel 1A:

Unit 1N in Wood Manor Condominium as delineated on a survey of the following described real estate:

Lot 6 in Edson Keith's Subdivision of Block 6 in O. R. Keith's Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois,

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0011110808, together with its undivided percentage interest in the common elements.

Parcel 1B:

The exclusive right to use of Parking Space P-3, a limited common element as delineated on a survey attached to the Declaration of Condominium recorded as Document Number 0011110808, in Cook County, Illinois.

Commonly known as: 6225 S Kenwood Ave, Unit 1N Chicago IL 60637

Permanent Real Estate Index Number: 20-14-414-030-1001

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, 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 SAID premises.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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Dated: 9 day of May, 2024.

Jaime Wail
Jaime Wail

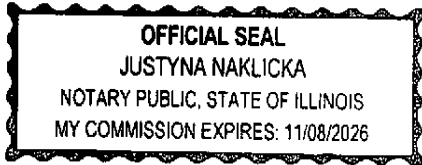
State of Illinois

} ss

County of Cook


I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jaime Wail, a single woman, signed are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 9th day of May, 2024.





Justyna Nalikcka
NOTARY PUBLIC
Commission expires 11/08, 2026

This instrument was prepared by
Chicagoland Property Law, LLC.
Kayli Arellano Attorney at Law
5521 N. Cumberland Ave,
Suite 1120
Chicago, IL 60656

| REAL ESTATE TRANSFER TAX | 22-May-2024 |
|--|-----------------|
|  CHICAGO: | 2,257.50 |
| CTA: | 903.00 |
| TOTAL: | 3,160.50 |

20-14-414-030-1001 | 20240501607873 | 0-315-132-720

* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | 22-May-2024 |
|---|---------------|
|  COUNTY: | 150.50 |
|  ILLINOIS: | 301.00 |
| TOTAL: | 451.50 |

20-14-414-030-1001 | 20240501607873 | 0-734-225-712