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**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Karen Edmond
3621 West 82nd Street
Chicago, IL 60652

Doc#: 2415520031 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/3/2024 9:16 AM Pg: 1 of 3

Dec ID 20240501605949
ST/Co Stamp 0-825-517-360 ST Tax \$305.00 CO Tax \$152.50
City Stamp 0-372-696-368 City Tax \$3,202.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Karen Edmond, married*, f/k/a Karen A. Williams of 3621 West 82nd Street, Chicago, IL 60652 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Danielle ~~Allison~~ Garner-Tillman, married, of 14410 Central Park Avenue, Midlothian, IL 60445, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 19-35-124-045-0000

Property Address: 3621 West 82nd Street, Chicago, IL 60652

*Not a homestead property as to spouse. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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; and general real estate taxes not due and payable at the time of Closing.

Dated this 13 day of May, 2024.



Karen Edmond

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STATE OF Illinois)
) SS,
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Karen Edmond 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 she signed, sealed and delivered in the instrument as her 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 notarial seal, this 13th day of May, 2024.



Alexis Hart McDowell
 Notary Public


THIS INSTRUMENT PREPARED BY
 Alexis Hart McDowell
 Law Office of Alexis Hart McDowell, Ltd.
 1507 E. 53rd Street, Suite #163
 Chicago, IL 60615

MAIL TO:



Sharon A. Zogas & Associates, Ltd
 10020 S. Western Ave
 Chicago, IL 60643

SEND SUBSEQUENT TAX BILLS TO:

Danielle Allison Garner-Tillman
 3621 West 82nd Street
 Chicago, IL 60652

| REAL ESTATE TRANSFER TAX | | 20-May-2024 |
|---|---------------|-------------------|
|  | CHICAGO: | 2,287.50 |
| | CTA: | 915.00 |
| | TOTAL: | 3,202.50 * |

19-35-124-045-0000 | 20240501605949 | 0-372-696-368
 * Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 20-May-2024 |
|--|---------------|---------------|
|  | COUNTY: | 152.50 |
|  | ILLINOIS: | 305.00 |
| | TOTAL: | 457.50 |

19-35-124-045-0000 | 20240501605949 | 0-825-517-360

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19-35-124-045-0000

LOT 8 (EXCEPT THE EAST 16 FEET 8 INCHES) AND ALL OF LOT 9 IN BLOCK 5 IN CLARKDALE, BEING A SUBDIVISION BY GEORGE T. POTTER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office