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File No. JT-23-2927

Prepared By:

Peter C. Nabhani

77 W. Washington St. #1507

Chicago, IL 60638

After Recording, Return To:

Janus Title Agency, LLC
100 N LaSalle St, Suite 2200
Chicago, IL 60602

Property Address:

6266 South Gullikson Road, Apt. 25

Chicago, IL 60638

Pin #(s):

19-18-312-051-1011

DATED: June 3, 2024

Doc# 2416618292 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/14/2024 12:56 PM Pg: 1 of 4

Doc ID 20240601628813

ST/Co Stamp 0-744-201-520 ST Tax \$195.00 CO Tax \$97.50

City Stamp 1-386-782-000 City Tax \$2,047.50

WARRANTY DEED

Property of Cook County Clerk's Office

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JT-23 - 2927 **WARRANTY DEED**

THE GRANTOR, Thomas A. Kelly, an unmarried man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to, the GRANTEES, Emily Long a(n) (un)married woman, of Chicago, IL and Gerardo Padilla a(n) (un)married man, of Chicago, IL the following real property, in Cook County, Illinois:

Parcel 1:

Unit 6266 2S in Lishmore Place Phase II Condominium, as delineated on a survey of the following described real estate:

Certain lots in Block 63 in Frederick H. Bartlett's Chicago Highlands, a subdivision in the West 1/2 of the Southwest 1/4 of Section 18, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium made by Standard Bank and Trust Company as trustee under trust agreement dated June 30, 1980 and known as Trust Number 6970 and recorded December 7, 1994 as Document Number 04026070, together with its undivided percentage interest in the common elements all in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Covenants and Restrictions of Lishmore Place Homeowner's Association recorded as Document Number 93295954.

Parcel 3:

The exclusive right to the use of Garage Space G-22 as described and shown on the aforesaid Declaration and Survey attached to Declaration of Condominium recorded as Document Number 04026070.

CKA: 6266 South Gullikson Road, ^{Apt.} 2S, Chicago, IL 60638
PIN: 19-18-312-051-1011

This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's

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right, title and interest in and to any and all improvements and buildings located on the real property, and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the property (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the property). However, the conveyance is subject to general taxes for the Second Installment of 2023 and subsequent years; covenants, conditions and restrictions of record, if any, 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 property to Grantees, their successors and assigns forever, and Grantor does bind himself, his successors and assigns to warrant and forever defend the property, subject to the permitted encumbrances, to Grantees, their successors and assigns, against the lawful claims of every person claiming through Grantor but against no other.

DATED this 3rd day of June 2024.

Thomas A. Kelly
Thomas A. Kelly

STATE OF ILLINOIS)
)
COUNTY OF COOK) Ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas A. Kelly, 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 said instrument was signed, sealed, and delivered as a free and voluntary act, for the uses and purposes therein set forth.

SIGNED AND SWORN TO BEFORE ME

THIS 3rd DAY OF JUNE 2024.

Kristyn J. Kelly
NOTARY PUBLIC



DOCUMENT PREPARED BY: Law Office of Peter C. Nabhani, 77 W. Washington Street, Suite 1507, Chicago, IL 60602

RETURN DOCUMENT TO: Emily Long and Gerardo Padilla

GRANTEE ADDRESS: 6266 South Gullikson Road #5, Chicago IL 60638

TAXPAYER NAME AND ADDRESS: Emily Long and Gerardo Padilla
6266 South Gullikson Road #5
Chicago, IL 60638

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Exhibit "A" **Property Description**

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