

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2417020102 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/18/2024 9:52 AM Pg: 1 of 2

Dec ID 20240501615956

ST/Co Stamp 1-658-500-400 ST Tax \$680.00 CO Tax \$340.00

City Stamp 1-862-087-984 City Tax \$7,140.00

THE GRANTORS, Valene Mattaliano and Kevin Cotter, husband and wife, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEEES Erica Strick, an unmarried person, and Patrick LeVert, an unmarried person, as joint tenants.

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 3 IN THE 3251 N. KENMORE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 23, 2005 AS DOCUMENT 0505434032, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID SURVEY AND DECLARATION.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 23, 2005 AS DOCUMENT 0505434032.

Property Index Number: 14-20-424-049-1003

Property Address: 3251 N. Kenmore Avenue #3, Chicago, IL 60657

SUBJECT TO: Covenants, conditions and restrictions of record; 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.

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

Dated this 28th day of May, 2024.

VALERIE MATTALIANO

Valerie Mattaliano

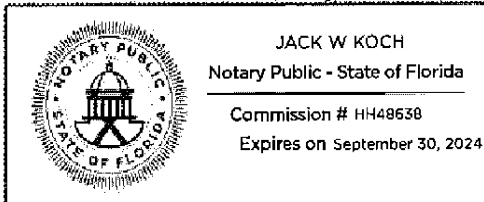
KEVIN COTTER

Kevin Cotter

STATE OF Florida)
) SS
COUNTY OF Pasco)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Valerie Mattaliano and Kevin Cotter, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. identified by Illinois driver licenses.

Given under my hand and notarial seal, this 28th day of May, 2024.



Jack Koch
Notary Public Jack W Koch

Notarized remotely online using communication technology via Proof.

MAIL RECORDED DEED TO:

Erica Strick
3251 N. Kenmore Avenue #3
Chicago, IL 60657

MAIL SUBSEQUENT TAX BILLS TO:

Erica Strick
3251 N. Kenmore Avenue #3
Chicago, IL 60657

THIS INSTRUMENT PREPARED BY:

Dean N. Fugate
Fogarty & Fugate LLC
203 N. LaSalle St. #2100
Chicago, IL 60601