

# UNOFFICIAL COPY

## WARRANTY DEED (Illinois)

1/2 2468T8431095K

THIS DEED is made as of the 18 day of June, 2024,  
by and between

KD CONSTRUCTION SERVICES INC  
An Illinois Corporation  
("Grantor," whether one or more),

and

KARINA ORTIZ, A SINGLE PERSON  
9121 S MACHINAW, CHICAGO, IL 60617

("Grantee," whether one or more).

Doc#: 2417824333 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/26/2024 11:18 AM Pg: 1 of 2

Dec ID 20240601635242

ST/Co Stamp 2-079-654-704 ST Tax \$350.00 CO Tax \$175.00

City Stamp 1-169-982-256 City Tax \$3,675.00

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 24 IN BLOCK 58 IN THE SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1874 IN BOOK 7 OF PLATS PAGE 7, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3246 E. 91ST ST, CHICAGO, IL 60617

PARCEL INDEX NUMBER (PIN): 26-05-108-039-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2023 and subsequent years.

