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0013/0079 10 001 Page 1 of 3
2000-12-19 13:41:29
Cook County Recorder 25.00



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WARRANTY DEED

THE GRANTOR, Scott Browdy and Candace Greene, now known as Candace Browdy, husband and wife, of 3643 W. Cornelia, Unit D, Chicago, Illinois 60618 for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Britt Rogers and Francisco Connell, of 3832 North Kenneth #2 Chicago, Illinois 60641, not as tenants in common but as Joint Tenants with rights of survivorship, the Real Estate situated in the County of Cook in the State of Illinois described on Exhibit "A" attached hereto and made a part hereof, hereby releasing and waiving subject to all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: (1) covenants, conditions, and restrictions of record; (2) public and utility easements; (3) existing leases and tenancies; (4) special governmental taxes or assessments for improvements not yet completed; (5) unconfirmed special governmental taxes or assessments; and (6) general real estate taxes not yet due and payable.

Permanent Real Estate Index Number(s): 13-23-315-003-0000

Address of Real Estate: 3643 W. Cornelia, Unit D, Chicago, Illinois.

Dated this 1st day of December, 2000.

Scott Browdy
Scott Browdy

Candace Greene
Candace Greene, now known as
Candace Browdy

BOX 333-CTI

Candace Browdy
Candace Browdy

MD calls JK 7 10 of 2 CTIC 7888053

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Barbara Ann Harrington, a Notary Public in and for said County in the State aforesaid, do hereby certify that Scott Browdy and Candace Green now known as Candace Browdy, 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 and delivered such instrument as their own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 1 day of December, 2000.

Barbara Ann Harrington
Notary Public
OFFICIAL SEAL
BARBARA ANN HARRINGTON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-4-2001

This instrument was prepared by Gregory A. Thorpe, Esq. 20 South Clark Street, 29th Floor, Chicago, Illinois 60603.

SEND SUBSEQUENT TAX BILLS TO:

Mail to: FRANCISCO CONNELL
(Name)
3643 W. CORNELIA
(Address)
Chicago, IL 60618
(City, State and Zip)

FRANCISCO CONNELL
(Name)
3643 W. CORNELIA
(Address)
Chicago, IL 60618
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

CITY OF CHICAGO

CITY TAX



DEC. 18.00

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000129

REAL ESTATE TRANSFER TAX
0201000
FP 102805

STATE OF ILLINOIS

STATE TAX



DEC. 18.00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000157

REAL ESTATE TRANSFER TAX
0026800
FP 102808

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX



DEC. 18.00

REVENUE STAMP

0000000159

REAL ESTATE TRANSFER TAX
0013400
FP 102802

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

(PARCEL 19) THE NORTH 19.42 FEET OF THE SOUTH 119.34 FEET OF THE EAST 49.50 FEET OF THE WEST 197.50 FEET OF THE FOLLOWING DESCRIBED TRACT:
LOTS 1 TO 11 AND LOTS 38 TO 48, BOTH INCLUSIVE AND THE VACATED NORTH-SOUTH ALLEY ADJOINING SAID LOTS 1 TO 11 AND LOTS 38 TO 48 IN BLOCK 2 IN J.R. WICKERSHAM'S SUBDIVISION OF BLOCKS 5 AND 6 OF K.K. JONES' SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT (EXCEPT THE WEST 213.50 FEET AND EXCEPT THE SOUTH 249.39 FEET THEREOF) IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, UTILITIES, USE, ENJOYMENT AND ENCROACHMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. WENCESLAUS SQUARE TOWNHOMES, RECORDED AS DOCUMENT 9840407)

Commonly known as: Unit D, 3643 West Cornelia, Chicago, Illinois

Permanent Index Number: 13-23-315-003-0000

Department of Cook County Clerk's Office