

# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY  
(LLC to Individual)**

Doc#: 1735406078 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/20/2017 12:38 PM Pg: 1 of 3

**Mail To:**

Lisa M. Raimondi, Esq.  
15774 S. LaGrange Rd.  
Suite 161  
Orland Park, IL 60462

Dec ID 20171201669495  
ST/CO Stamp 1-356-084-256 ST Tax \$410.00 CO Tax \$205.00  
City Stamp 0-987-747-360 City Tax: \$4,305.00

**Send Subsequent Tax Bills To:**

Daniel J. Mason  
561 W. Briar Place  
Unit 305  
Chicago, IL 60657

RECORDER'S STAMP

BW17-34418 1/3

THE GRANTOR, 561 Briar LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of Ten and no 100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Daniel J. Mason, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record so long as they do not interfere with the intended use of the property as a condominium unit; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for 2017 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-28-105-087-1014

Property Address: 561 W. Briar Place, Unit 305, Chicago, Illinois 60657

**SIGNATURE PAGE FOLLOWS**

REAL ESTATE TRANSFER TAX 19-Dec-2017



CHICAGO:	3,075.00
CTA:	1,230.00
TOTAL:	4,305.00 *

14-28-105-087-1014 | 20171201669495 | 0-987-747-360

\* Total does not include any applicable penalty or interest due.

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

# UNOFFICIAL COPY



Dated this 12<sup>th</sup> day of December, 2017.

561 BRIAR LLC, an Illinois limited liability company

*Christine Lane*  
Christine Lane, Manager

*Roger Lane*  
Roger Lane, Manager

Property of Cook County Office

REAL ESTATE TRANSFER TAX		19-Dec-2017	
	COUNTY:	ILLINOIS:	205.00
	ILLINOIS:	TOTAL:	410.00
			615.00
14-28-105-087-1014		20171201669495   1-356-084-256	

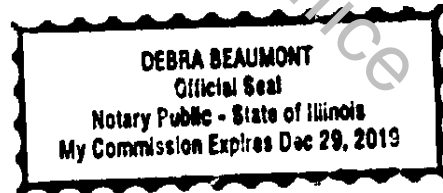
STATE OF Illinois )  
  )SS  
COUNTY OF Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christine Lane and Roger Lane, as Managers of 561 Briar LLC, an Illinois limited liability company, are 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 12<sup>th</sup> day of December, 2017.

*Debra Beaumont*  
Notary Public

My Commission Expires: 12-29-19



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091  
(Name and Address)

**MAIL TO:**

Lisa M. Raimondi, Esq.  
15774 S. LaGrange Rd.  
Suite 161  
Orland Park, IL 60462

**SEND SUBSEQUENT TAX BILLS TO:**

Daniel J. Mason  
561 W. Briar Place  
Unit 305  
Chicago, IL 60657

**UNOFFICIAL COPY****EXHIBIT "A"**

**UNIT 305 IN THE BROADWAY BRIAR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 99 FEET OF LOTS 1 AND 2 AND THE NORTH 99 FEET OF THE WEST 17.5 FEET OF LOT 3 IN BLOCK 4 IN OWNERS DIVISION OF BRAUCKMAN'S AND GEHRKE'S SUBDIVISION IN THE EAST HALF OF THE NORTH WEST QUARTER AND THE NORTH EAST FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0516019021, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Property of Cook County Clerk's Office