

# UNOFFICIAL COPY

Doc#: 2019513141 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/13/2020 02:52 PM Pg: 1 of 3

Dec ID 20200501676788  
ST/CO Stamp 0-210-115-808 ST Tax \$510.00 CO Tax \$255.00  
City Stamp 0-881-204-448 City Tax: \$5,355.00

411291216 1/2

**WARRANTY DEED  
ILLINOIS STATUTORY  
Statutory (ILLINOIS)**

MAIL TO:

Mark M Anderson  
150 Dundee Road  
Suite 475  
Northbrook, IL 60062

**GIT**

NAME & ADDRESS OF TAXPAYER:

Gerald Bernard Sullivan and Elizabeth Ann Nicholson  
433 W. Briar Place, Unit 7B  
Chicago, Illinois 60657

THE GRANTORS, Maxwell Scodro and Kathryn Scodro, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Gerald Bernard Sullivan and Elizabeth Ann Nicholson, Husband and wife, 2950 N. Meadwell Rd #160, of Chicago, Illinois, as tenants by the entirety and not as joint tenants or tenants in common the following described real estate situated in the County of Cook, State of Illinois, to wit:

Legally described on Exhibit A attached hereto and made a part hereof.


Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium association declaration and bylaws; and general real estate taxes not due and payable at the time of closing.

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

Permanent Index Number(s): 14-28-105-088-1011 and 14-28-103-065-1257

Property Address: 433 W. Briar Place, Unit 7B and 450 W. Briar Place, Unit G116, Chicago, Illinois 60657

Dated this 3 day of April, 2020

  
Maxwell Scodro

  
Kathryn Scodro

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STATE OF Illinois )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Maxwell Scodro, 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 he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3rd day of April, 2020.

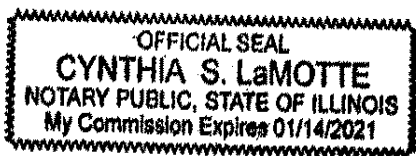


Cynthia S. LaMotte  
Notary Public  
My commission expires on 1/14/2021

STATE OF Illinois )  
COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kathryn Scodro, 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 she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3rd day of April, 2020.



Cynthia S. LaMotte  
Notary Public  
My commission expires on 1/14/2021

REAL ESTATE TRANSFER TAX 20-May-2020

	COUNTY:	255.00
	ILLINOIS:	510.00
	TOTAL:	765.00

14-28-105-088-1011 | 20200501676788 | 0-210-115-808

REAL ESTATE TRANSFER TAX 20-May-2020

	CHICAGO:	3,825.00
	CTA:	1,530.00
	TOTAL:	5,355.00 *

14-28-105-088-1011 | 20200501676788 | 0-881-204-448

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

prepared by: Debra B. Vale  
Law Offices of Debra B. Vale  
630 Dundee Rd #220  
Northbrook, IL 60062

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 7B IN THE GRAND BRIAR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 6 AND THE EAST 1/2 OF LOT 5 IN BLOCK 5 IN OWNERS DIVISION OF BRAUCKMAN'S AND GEHRKE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0714222022; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT NUMBER G116 IN THE 450 BRIAR PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; THE EAST 8 FEET OF LOT 1 AND ALL OF LOTS 2,3 AND 4 IN BLOCK 2 IN OWNER'S DIVISION OF BRAUKMAN'S AND GEHRKE'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0518944061, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-28-105-088-1011 and 14-28-103-065-1257

Property Address: 433 W. Briar Place, Unit 7B and 450 W. Briar Place, Unit G116, Chicago, Illinois 60657