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Warranty Deed

ILLINOIS

Doc#: 2103335058 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2021 10:52 AM Pg: 1 of 3

Dec ID 20201201681422
ST/CO Stamp 0-650-538-976 ST Tax \$157.00 CO Tax \$78.50
City Stamp 0-874-967-008 City Tax: \$1,648.50

Above Space for Recorder's Use Only

THE GRANTOR(s) Albina Melnichenko, a single woman, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Isabel Ojeda Single woman the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-28-103-065-1025

Address(es) of Real Estate: 450 W Briar Pl, Unit 5C, Chicago, IL 60657

The date of this deed of conveyance is 11 / 23 / 2020

This Warranty Deed may be signed in counterparts. Signature pages are attached hereto and made a part hereof.

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

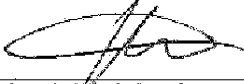
Palatine, IL 60074
Suite #250
1530 E. Dundee Road
Proper Title, L.L.C.

10F2
Pt 20
66315

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SIGNATURE PAGE

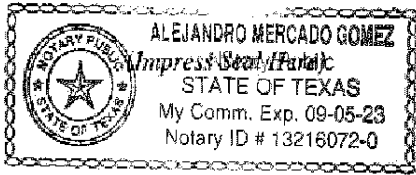
For the Warranty Deed having the following Grantors conveying Real Estate commonly known as 450 W Briar Pl, Unit 5C, Chicago, IL 60657 with the following Permanent Real Estate Index Number: 14-28-103-065-1025.



Albina Melnichenko

Property of Cook County Clerk's Office

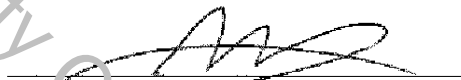
State of Texas County of Dallas SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Albina Melnichenko personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that his/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal

11 / 20 / 2020

(My Commission Expires 09-05-23)


Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 450 W Briar Pl, Unit 5C, Chicago, IL 60657

Legal Description:

UNIT NUMBER 5C 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 BRAUCKMAN'S AND GEHRKE'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 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 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.

Property of Cook County Clerk

<p>This instrument was prepared by:</p> <p>Kristen Duffy Duffy Law, LLC 130 N Garland Ct #4702 Chicago, IL 60602</p>	<p>Send subsequent tax bills to:</p> <p><u>Isabel Ojeda</u> Apt <u>450 W Briar Pl</u> <u>Chicago IL 60657</u> 5C <u>Chicago</u></p>	<p>Recorder mail recorded document to:</p> <p><u>Isabel Ojeda</u> <u>450 W Briar Pl</u> <u>Chicago IL 60657</u> <u>Chicago Office</u> Apt 5C</p>
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