

UNOFFICIAL COPY

Warranty Deed

Doc#: 2116106206 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2021 10:47 AM Pg: 1 of 3

Dec ID 20210401615416
ST/CO Stamp 2-071-824-656 ST Tax \$258.00 CO Tax \$129.00
City Stamp 1-021-675-792 City Tax: \$2,709.00

PT-21-70900
1 of 2

Above Space for Recorder's Use Only

THE GRANTORS, **JOHN S. PRICHARD AND MICHELLE J. BRONEAU PRICHARD (FKA MICHELLE J. BRONEAU)**, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO GRANTEE, **KATHERINE BAKER**, an unmarried woman, of the City of Chicago, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

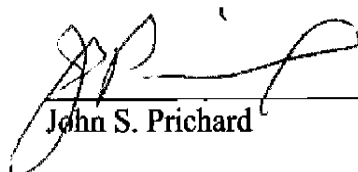
SEE ATTACHED EXHIBIT A

SUBJECT TO: General real estate taxes for 2020 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, and public and utility easements;

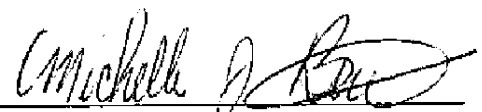
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax Number: 14-21-112-015-1012
Address of Real Estate: 536 W. Cornelia Avenue, Unit 3S, Chicago, IL 60657

Dated: April 15, 2021



John S. Prichard




Michelle J. Broneau Prichard (FKA
(Michelle J. Broneau)

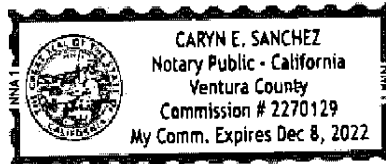
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STATE OF California)
)
COUNTY OF Ventura) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **JOHN S. PRICHARD AND MICHELLE J. BRONEAU PRICHARD**, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this 15th day of April, 2021, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal on April 15, 2021:


Notary Public



My Commission expires: 12-8-22

Prepared By:
Collins & Burton, Ltd.
1300 W. Belmont Ave., Ste. 405
Chicago, Illinois 60657

After Recording Return to:

Robin King
265 Eaton St.
Northfield, IL 60093

Send Subsequent Tax Bills to:

Katherine Baker
536 W Cornelia Ave #35
Chicago, IL 60657

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Exhibit A

Legal Description

UNITS 536 3 SOUTH IN THE CORNELIA PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 IN PLOTKE AND GROSBY'S RESUBDIVISION OF THE WESTERLY 278 FEET OF BLOCK 2 OF BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEYS IN SAID BLOCK AND THE TRACT OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF THE WESTERLY LINE OF THE NORTH SHORE DRIVE (EXCEPT STREET PREVIOUSLY DEDICATED), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0323710056, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office