

UNOFFICIAL COPY

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\*21204170240\*

PREPARED BY:

The Law Offices of Paul A. Youkhana  
4819 Main St., Ste D  
Skokie, Illinois 60077

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

Doc# 2120417024 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/23/2021 02:46 PM PG: 1 OF 6

MAIL TAX BILL TO:

BRETT RUSSELL

450 W. BRIAR PL. APT 11H

CHICAGO, IL 60657

MAIL RECORDED DEED TO:

DANA SIRAGUSA

25 E. WASHINGTON ST. STE 700

CHICAGO, IL 60602

GENERAL WARRANTY DEED  
Statutory (Illinois)

THE GRANTOR(S), JAMES T. ARTHUR, a Married Man, of the City of Fort Lauderdale, County of Broward, State of Florida, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANTS to BRETT RUSSELL, a(n) SINGLE MAN, of CHICAGO, IL, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

UNITS 11H AND G73 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 450 BRIAR PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0518944061, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 14-28-103-065-1085 & 14-28-103-065-1214

PROPERTY ADDRESS: 450 W. Briar Pl., Unit 11H & G73, Chicago, Illinois 60657

SUBJECT TO the general taxes for the year of 2020 and thereafter, condominium declaration & bylaws, all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations; and, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, for the Grantees' use, benefit and own behalf forever.

THIS IS NOT HOMESTEAD PROPERTY

SY | PG | SY | M | SC | E | INTEK

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In WITNESS, WHEREOF the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

Dated this 18<sup>th</sup> day of May, 2021

[Signature]  
\_\_\_\_\_

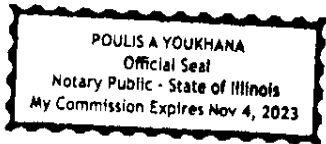
Property of COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS )  
  ) )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES T. ARTHUR, 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 he/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 notarial seal, this 18<sup>th</sup> day of May, 2021

[Signature]  
\_\_\_\_\_  
Notary Public



My Commission expires: November 4, 2023

# UNOFFICIAL COPY

The undersigned, **Kendra Arthur**, is executing this document solely for the purpose of releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois as it relates to the property located at **450 W. Briar Pl., Unit 11H & G73, Chicago, Illinois 60657.**

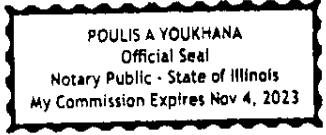
Kendra Arthur

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Kendra Arthur**, 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 he/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 notarial seal, this 18<sup>th</sup> day of May, 2021

[Signature]  
Notary Public



My Commission expires: November 4, 2023

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

File No: 755783

## EXHIBIT "A"

UNITS 11H AND G73 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 450 BRIAR PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0518944061, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-28-103-065-1085

&  
14-28-103-065-1214

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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REAL ESTATE TRANSFER TAX 16-Jun-2021



<b>CHICAGO:</b>	1,860.00
<b>CTA:</b>	744.00
<b>TOTAL:</b>	2,604.00

14-28-103-065-1085 | 20210501636785 | 1-408-726-288

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

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

16-Jun-2021



COUNTY:  
ILLINOIS:  
TOTAL:

124.00  
248.00  
372.00

14-28-103-065-1085

20210501636785

1-821-996-304

Property of Cook County Clerk's Office