

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2125620255 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2021 11:39 AM Pg: 1 of 2

The Grantor,

ANGELA HIGGINBOTHAM,
a married woman,

Dec ID 20210801641780
ST/CO Stamp 0-764-583-696 ST Tax \$380.00 CO Tax \$190.00
City Stamp 1-301-454-608 City Tax: \$4,210.49

of the City of Chicago, County of Cook,
State of Illinois, for and in consideration
of Ten and 00/100 Dollars (\$10.00),
conveys and warrants to:

W.L. RYAN PERERA AND D.A. CHANDIMA PERERA,
Husband and Wife, ~~Not as Joint Tenants, But as Tenants by the Entirety~~
with right of survivorship

of the City of Chicago, County of Cook, State of Illinois, the property located in the
County of Cook, State of Illinois, legally described on Exhibit A attached hereto.

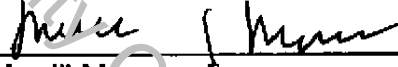
Subject to: general real estate taxes for the year 2021 and subsequent years; building lines and building
laws and ordinances, use or occupancy restrictions, conditions and covenants of record; Declaration of
Condominium Ownership recorded November 3, 2003 as Document No. 0330719060, as amended and,
public and utility easements which serve the premises.

Property Address: 1717 S. Prairie, Unit 1306, Chicago, Illinois 60616
P.I.N.: 17-22-304-059-1075, 17-22-304,059-1149

Dated as of this 13rd day of August, 2021.



Angela Higginbotham

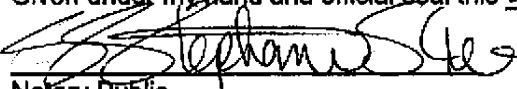


Merrill Monroe, for purposes of waiving
any homestead rights.

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Angela Higginbotham and Merrill Monroe, both 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.

Given under my hand and official seal this 13rd day of August, 2021.



Notary Public



This instrument was prepared by: Stephanie S. Green, Pro Creative Law, LLC, 125 South Clark Street,
17th Floor, Chicago, Illinois 60603.

After recording, mail to:
Hawbecker & Garner, LLC
26 Blue Street
Winstate, IL 60521

Send future tax bills to:
Ryan & Chandima Perera
1717 S. Prairie # 1306
Chicago, IL 60616

*Chicago Title
216 SA 740032191
VIV.*

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LEGAL DESCRIPTION

Order No.: 21GSA740032LP

For APN/Parcel ID(s): 17-22-304-059-1149, and 17-22-304-059-1075 and 17-22-304-059-1075

UNIT 1306 AND PARKING UNIT P-37 IN THE PRAIRIE DISTRICT HOMES - TOWER RESIDENCES CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE; PART IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 3, 2003 AS DOCUMENT 0330719060, AS AMENDED FROM TIME TO TIME; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office