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Doc#. 2130906345 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/05/2021 12:12 PM Pg: 1 of 3

Dec ID 20211001621812

ST/CO Stamp 1-531-186-320 ST Tax \$1,100.00 CO Tax \$550.00

City Stamp 1-272-056-976 City Tax: \$11,550.00

WARRANTY DEED

Matthew Lavi Lette and Caroline Laviolette, husband and wife, 340 W. Superior St., Unit PH04, Chicago, IL 60654 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Ronald P. Guerrier and Marie J. Guerrier, husband and wife, 340 W. Superior St., Unit PH04, Chicago, IL 60654 ("Grantee"), as tenants by the entirety the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 17-09-200-017-1325, 17-09-200-017-1166, 17-09-200-017-1194

Address of Real Estate: 340 W. Superior St., Unit PH04 & 242 & 323, Chicago, IL 60654

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility essements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

) U U

21-77232

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Dated: /o/22_____, 2021

Matthew Laviolette

Caroline Laviolette

STATE OF TOUR (SSEE)

SS)

COUNTY OF (LICENSE)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Matthew Laviolette and Caroline Laviolette are 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 22 day of 0 dobe , 2021

Notary Public

Commission expires: 0.0/25/2024

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Ronald P. Guerrier and Marie J. Guerrier 340 W. Superior St. Unit PH04 & 242 & 323 Chicago, IL 60654 PERIHUSS I

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Exhibit A

Parcel 1:

Unit PH-04 and Parking Units 2-42 and 3-23 in 340 West Superior Condominiums as delineated and defined on the plat of survey of the following described parcel of real estate:

Part of Lots 11, 12, 13, 14, 15 and 16, both inclusive, in Block 18 in Butler, Wright and Webster's Addition to Chicago, in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached as exhibit "D" to the Declaration of Condominium recorded February 15, 2002 as document number 0020190306, as amended from time to time.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 aforesaid, as set forth in the Declaration of Covenants, ns and nozoleos.

Opening of Country Clerk's Office conditions, restrictions and easements (reciprocal easement agreement) recorded February 15, 2002 as document number 5020190305.

Legal Description PT21-77232/37