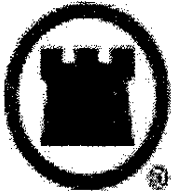


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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY TENANTS IN COMMON

Doc#: 2317106268 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/20/2023 01:25 PM Pg: 1 of 2

Dec ID 20230501627495
ST/CO Stamp 0-338-974-416 ST Tax \$612.50 CO Tax \$306.25

THE GRANTOR(S), Ping Jiang, an unmarried woman, of the City of Burr Ridge, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Michael Bruni, a single man, and Kelly Taylor, a single woman, of the County of Cook, State of Illinois, as TENANTS IN COMMON, the following described real estate situated in the County of Cook in the State of Illinois, to wit: *** O'HLA*

PARCEL 1: LOT 5 IN TARTAN RIDGE OF BURR RIDGE, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT 25 AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED OCTOBER 33, 1987 AS DOCUMENT 87352850 AND TARTAN RIDGE OF BURR RIDGE DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, GRANTS AND EASEMENTS RECORDED AS DOCUMENT 87589912 AND AS CREATED BY DEED FROM COLE TAYLOR BANK/FORD CITY AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 3, 1987 AND KNOWN AS TRUST NUMBER 4777 TO TARTAN RIDGE OF BURR RIDGE COMMUNITY ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, RECORD.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022

Permanent Real Estate Index Number(s): 18-18-101-007-0000

Address of Real Estate: 5 Tartan Ridge Rd, Burr Ridge, IL, 60527-8904

Dated this 25th day of May, 2023

Ping Jiang
Ping Jiang

C.T.I./CY
23gnd5480155K
10/2/23

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Ping Jiang** personally known to me to be the person(s) whose name(s) PING JIANG subscribed to the foregoing instrument, appeared before me

this day in person and acknowledged that PING JIANG signed, sealed, and delivered the said instrument as PING JIANG 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, this 25 day of May, 2023

[Signature]
(Notary Public)

Prepared By:

Jun, Wang, 3044 S Wallace St, Chicago, 60616



Mail To:

MICHAEL BRUNI & KELLY TAYLOR
5 TARTAN RIDGE, BURR RIDGE, IL 60527

Name and Address of Taxpayer:

Michael Bruni and Kelly Taylor
5 Tartan Ridge Rd, Burr Ridge, IL, 60527-8904

Property of Cook County Clerk's Office