

WARRANTY DEED  
ILLINOIS STATUTORY

UNOFFICIAL COPY

Doc#: 2317346015 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/22/2023 09:44 AM Pg: 1 of 2

Dec ID 20230601649273  
ST/CO Stamp 2-037-372-624 ST Tax \$76.00 CO Tax \$38.00  
City Stamp 0-999-831-248 City Tax: \$798.00

THE GRANTOR(S), **Derrick Clady**, a single man, of 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 **Lori Ann Padury** a single woman, all interest to within the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legally Described as follows:


See attached Exhibit A for full legal description

Permanent Real Estate Index Number(s): 17-27-310-093-1371  
Commonly Known As: 3041 S. Michigan Ave. Unit 312, Chicago, IL 60616

**SUBJECT TO:** General real estate taxes not due and payable at the time of Closing, assessments, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

hereby stating that this is not Homestead Property under the Homestead Exemption Laws of the State of Illinois.

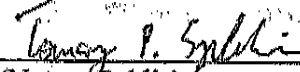
Dated this 10 day of JUNE, 2023.

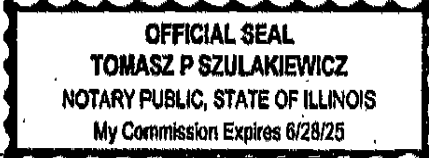
  
Derrick L. Clady

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State afore said, CERTIFY THAT Derrick L. Clady personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument and/or 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, including the statement of release and waiver of the right of homestead.

Given under my hand and official seal, this 10 day of June, 2023.

  
(Notary Public)



Prepared By: Robert P. Groszek, LLC  
3601 N. Pulaski Rd.,  
Chicago, Illinois 60641

Mail To: Lori Ann Padury  
3041 S. Michigan #312  
Chicago IL 60616

Send Tax Bills To: Sam

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068  
2335654 142

**UNOFFICIAL COPY****EXHIBIT A**

Legal:

**UNIT 312-3041 IN SOUTH COMMONS PHASE I CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**THAT PART OF BLOCKS 92 AND 95 AND OF VACATED EAST 29TH STREET NORTH OF SAID BLOCK 92 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 50.0 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 IN HARLOW K. HIGHINBOTHAM'S SUBDIVISION OF PARTS OF LOTS 21, 22 AND 23 IN THE ASSESSOR'S DIVISION OF THE NORTH 173.7 FEET OF THE EAST 1/2 OF BLOCK 92 AFORESAID, SAID POINT BEING 8.0 FEET NORTH OF A LINE 'X' DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORESAID TO THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 AFORESAID; THENCE WEST ALONG A LINE 8.0 FEET NORTH OF AND PARALLEL WITH SAID LINE 'X', A DISTANCE OF 113.16 FEET; THENCE SOUTH PERPENDICULARLY TO SAID LINE 'X' A DISTANCE OF 17.33 FEET; THENCE WEST ALONG A LINE 9.33 FEET SOUTH OF AND PARALLEL FROM POINT ON THE NORTH LINE OF LOT 1, 60.0 FEET EAST OF THE NORTHWEST CORNER THEREOF IN JOHN LONEGAN'S SUBDIVISION AFORESAID, TO A POINT ON THE SOUTH LINE OF LOT 8, 60.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF IN THE COUNTY CLERK'S DIVISION OF LOT 3 OF BLOCK 95 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 524.58 FEET; THENCE EAST PARALLEL WITH SAID LINE 'X' 298.18 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SAID INDIANA AVENUE (SAID EAST LINE BEING DRAWN FROM THE SOUTHWEST CORNER OF LOT 6 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/3 OF THE EAST 1/2 OF BLOCK 95 AFORESAID TO THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGHINBOTHAM'S SUBDIVISION AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER 99043982; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Commonly known address: 3041 S. Michigan Ave., Unit 312, Chicago, IL 60616

PIN #: 17-27-310-093-1371

Township: South Chicago