

UNOFFICIAL COPY

Doc#: 2317813044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2023 10:27 AM Pg: 1 of 2

Dec ID 20230601639066
ST/CO Stamp 1-303-451-344 ST Tax \$460.00 CO Tax \$230.00
City Stamp 0-900-798-160 City Tax: \$4,830.00

**WARRANTY DEED
ILLINOIS STATUTORY**

PT 23-92690
AFTER RECORDING MAIL TO: 1/2
Claire Hillig
2021 N. Kedzie Ave #4A
Chicago, IL 60647

The Grantor(s), Donald P. Brown and Lisa K. Long-Brown, in the 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) Claire Hillig, an Unmarried Woman, in the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: (Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number: 13-36-113-084-1013
Property Address: 2021 North Kedzie Avenue, Unit 4A, Chicago, Illinois 60647

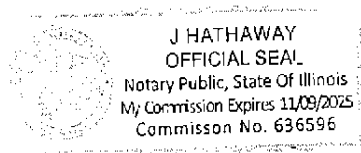
Dated this 15th Day of June, 2023

X [Signature] X
Donald P. Brown Lisa K. Long-Brown

STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, Donald P. Brown and Lisa K. Long-Brown, is/are personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1 day of June 2023, 2023



X [Signature] X
Notary Public

Taxpayer: Claire Hillig, 2021 North Kedzie Avenue, Unit 4A, Chicago, Illinois 60647
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

PROPER TITLE, LLC

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EXHIBIT "A" / LEGAL DESCRIPTION

PARCEL 1:

UNIT 4A IN THE PALMER PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 18 AND 19 IN CIRCUIT COURT PARTITION OF THE WEST 10 ACRES OF THE SOUTH 91.07 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 7, 2001 AS DOCUMENT 0010179930, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-8 and P-11, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010179930, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office