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Doc#. 2403341182 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2024 01:19 PM Pg: 1 of 3

Dec ID 20240101621989
ST/CO Stamp 1-162-636-336 ST Tax \$224.00 CO Tax \$112.00
City Stamp 1-127-853-104 City Tax: \$2,352.00

WARRANTY DEED ILLINOIS STATUTORY

PT 23-00268P
1 of 2 00

THE GRANTORS, Caitlin Kelleher, married, of Chicago, IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Jack Edwards, an unmarried man, of 3170 N. Sheridan Rd. Apt. 1212 Chicago, IL 60657, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility

easements and roads and highways. This not homestead property by virtue of the Homestead Exemption Laws of the State of Illinois.

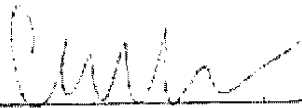
Permanent Real Estate Index Number: 14-28-103-065-1044

Address of Real Estate: 450 W. Briar ^{Pl} ~~Place~~, Unit 13D
Chicago, Illinois 60657

Dated this 23 day of January, 2024.

PROPER TITLE, LLC

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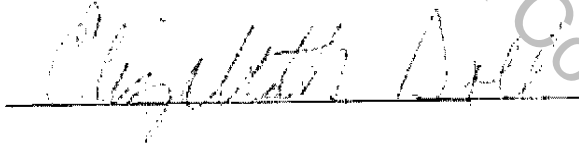


Caitlin Kelleher

STATE OF IL)
) ss.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Caitlin Kelleher, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 23 day of January, 2024.

 (Notary Public)



Prepared By:
Law Office of Aaron Minkus
134 N. LaSalle, Suite 1720
Chicago, Illinois 60602

Mail To: Grantee Address
Jack Edwards
450 W Brier Pl, Unit 13D
Chicago, IL 60657

Name & Address of Taxpayer:
Same as above

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LEGAL DESCRIPTION / EXHIBIT "A"

Unit number 13D in The 450 Briar Place Condominium, as delineated on a survey of the following described tract of land:

The East 8 feet of Lot 1 and all of Lots 2, 3 and 4 in Block 2 in Owner's Division of Brauckman's and Gehrke's Subdivision in the East 1/2 of the North 1/4 and the Northeast fractional 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as exhibit "C" to the Declaration of Condominium recorded July 8, 2005 as document number 0518944061, as amended from time to time; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office