

UNOFFICIAL COPY

Doc#: 2407120391 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/11/2024 4:29 PM Pg: 1 of 2

WARRANTY DEED

Joint Tenancy

PT 24-97791 1/2

THE GRANTOR, BRIAN TAYLOR, married to Eun Jung Lee, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to Thomas Akira Hennelly, a single man, and Paityn Olivia Hardison, a single woman, of _____, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Dec ID 20240301645032

ST/Co Stamp 1-905-994-288 ST Tax \$399.00 CO Tax \$199.50

City Stamp 1-807-886-896 City Tax \$4,189.50

See attached legal description

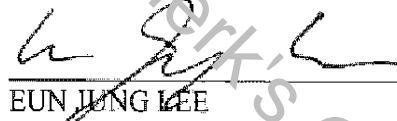
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number: 13-36-401-032-1062, 13-36-401-032-1024, & 13-36-401-032-1025

Address of Real Estate: 2720 W. Cortland St., Unit 406, P-9, & P-10, Chicago, Illinois 60647

Dated this 23rd day of February, 2024

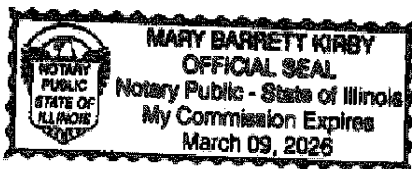
 (SEAL)
BRIAN TAYLOR

 (SEAL)
EUN JUNG LEE
(Solely for purposes of waiving homestead.)

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Taylor and Eun Jung Lee, 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, 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 23rd day of February, 2024




NOTARY PUBLIC

PROPER TITLE, LLC

UNOFFICIAL COPY

Legal Description

UNITS 406, P-9 AND P-10 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CORTLAND TOWERS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0331019171, AND AMENDED BY DOCUMENT 1818734024, IN THE WEST ½ OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE BY OR SUFFERED THROUGH BUYER; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED; HOMEOWNERS OR CONDOMINIUM ASSOCIATION DECLARATION AND BYLAWS, IF ANY; AND GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

This instrument was prepared by:

Mary Barrett Kirby
Mary Law, LLC
8770 W. Bryn Mawr Ave., Ste 1300
Chicago, Illinois 60631

MAIL TO:

Anthony N. Panzica
Attorney at Law
2510 W. Irving Park Rd., Unit B
Chicago, Illinois 60618

SEND TAX BILLS TO:

+
Grantee's Address

Thomas Akira Hennelly
Paityn Olivia Hardison
2720 W. Cortland St., Unit 406
Chicago, Illinois 60647