UNOFFICIAL COPY

PREPARED BY:

Edward J. Flynn, II ATTORNEY AT LAW 1415 W. 22nd St., Tower Floor Oak Brook, IL 60523

MAIL TAX BILL TO:

Taylor Hazel Braun 1003 North LaSalle Drive, Unit 2 Chicago, IL 60610

MAIL RECOPAND DEED TO:

Taylor Hazel Braun 1003 North LaSalle Dave, Unit 2 Chicago, IL 60610 Doc#. 2407124466 Fee: S107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/11/2024 3:51 PM Pg: 1 of 2

Dec ID 20240201640583 ST/Co Stamp 0-470-403-632 ST Tax S382.00 CO Tax S191.00 City Stamp 1-812-580-912 City Tax S4.011.00

WARRANTY DEED

Individual

THE GRANTOR, Grace Catherine Signorelli-Cassady, a married woman, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Taylor Hazel Braun, a single woman, of 750 Dearborn, Unit 1909, Chicago, Illinois 60654, individually, all right, title, and interest in the following described real estate, situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 43 2/5 FEET OF LOTS 10 AND 11 IN BLOCK 14 (EXCEPT THAT PART OF LOTS 10 AND 11 AFORESAID LYING BETWEEN THE EAST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET EAST OF AND PARALLEL WITH THE LINE OF NORTH LA SALLE STREET) IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLEVO'S, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 24629028 AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address: 1003 North LaSalle Drive, Unit 2, Chicago, IL 60610

Permanent Index Number(s): 17-04-422-030-1004

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois, if any. Note: This is not homestead property.

2407124466 Page 2 of

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WARRANTY DEED -- PAGE TWO SIGNORELLI-CASSADY TO BRAUN FEBRUARY 2024

Subject to general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and the mortgage of the Buyer, the condominium documents and the Illinois Condominium Property Act.

Dated this _____day of February 2024.

Grace Catherine Signore Li-Cassady

STATE OF ARIZONA)

COUNTY OF MARICORA)

I, the undersigned, a Notary Public in and for said County, or the State aforesaid, do hereby certify that Grace Catherine Signorelli-Cassady, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this cav in person, and acknowledged that she signed, sealed and delivered the said instrument, as her 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 seal this _ day of February 2024.



Notaty Public