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C10F2)
CT 23ST01826NB
WARRANTY DEED

Doc# 2407428012 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/14/2024 9:23 AM Pg: 1 of 3

Dec ID 20240201635470
ST/Co Stamp 0-919-040-560 ST Tax \$965.00 CO Tax \$482.50
City Stamp 0-227-602-992 City Tax \$10,132.50

The Grantors, CHRISTOPHER STIPE and PRIYA STIPE, married or each other, of Chicago, Illinois, for the consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid CONVEY and WARRANT to KATHERINE BERNER KENNEDY, the following described real estate situated in the County of Cook, State of Illinois, to wit, commonly known as 445 W. Briar, Unit 2, Chicago, Illinois,

See Legal Description Attached Hereto

Subject 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 or unconfirmed; condominium association declaration and bylaws; and general real estate taxes not due and payable at the time of closing.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 14-28-105-084-1002

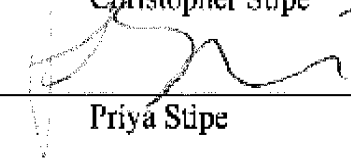
Address of Real Estate: 445 W. Briar, Unit 2, Chicago, Illinois 60657

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Dated this 23 day of February, 2024.



 Christopher Stipe

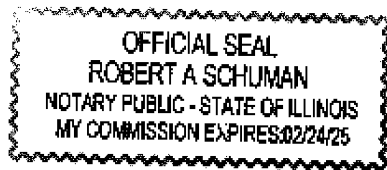



 Priya Stipe

STATE OF ILLINOIS
COUNTY OF COOK

I, Robert A Schuman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Christopher Stipe and Priya Stipe, married to each other, 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 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

My commission expires:

This instrument was prepared by Robert A. Schuman, 555 Skokie Blvd., Suite 500, Northbrook, Illinois 60062

Mail to:

~~Mr. Randy Boyer~~
~~3223 Lake Avenue~~
~~Wilmette, Illinois 60091~~

Send Subsequent Tax Bills to:

Ms. Katherine Berner Kennedy
 445 W. Briar
 Unit 2
 Chicago, Illinois 60657



PROPOSED BY COOK COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

Order No.: 23ST01826NB

For APN/Parcel ID(s): 14-28-105-084-1002

Unit 2 in the 445 West Briar Condominium as delineated on a Plat of Survey of the following described tract of Land:

The West 39 feet of Lot 4 in Block 5 in Owners' Division of Brauchman and Gehrke's Subdivision in the East 1/2 of the Northwest 1/4 in the Northwest Fractional 1/4 of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded November 13, 1896, in Book 72, page 4 as document 2463520, in Cook County, Illinois,

Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded February 9, 1995 as document number 95099643; together with its undivided percentage interest in the common elements.

The exclusive right to the use of Parking Space 2, a limited common element, as delineated on the survey attached to the declaration aforesaid recorded as document number 95099643.

Property of Cook County Clerk's Office