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WARRANTY DEED ILLINOIS STATUTORY

(Individual to Individual)

Doc#. 2415222084 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/31/2024 3:49 PM Pg: 1 of 4

Dec ID 20240501611963 ST/Co Stamp 1-274-852-656 ST Tax \$42.00 CO Tax S21.00 City Stamp 0-337-130-800 City Tax \$441.00

Office

(The Above Space for Recorder's Use Only)

THE GRANTOR, David Covar rubias, a married man*, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Jack Edwards, of 450 W. Black Pl; Unit 13b, (kileso), all interest in the following described Real Facte situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-28-103-065-1259

Property Address: 450 W. Briar Pl., #G118, Chicago, IL 60657 (parking space only)

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2023 and subsequent year; including taxes which may accrue by reason of new or additional improvements during the year.

*THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR

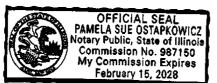
FIDELITY NATIONAL TITLE OC24008610

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Dated this 28th day of Ming, 2024. (Seal) David Covarrubias STATE OF JULIANS) COUNTY OF Dolage) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Covarubias, 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 he/she signed, seal d and delivered the instrument as his/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 notarial seal, this 28 day of May



Diff Clort's Office THIS INSTRUMENT PREPARED BY: NILS Harren'S Marneris Law, P.C. 10661 South Roberts Road, Suite 107 Palos Hills, IL 60465

MAIL TO:

450 W. Bran Pl Unit 13b Chicap, De 60657 Jack Edwards

SEND SUBSEQUENT TAX BILLS TO:

Jack Edwards 450 W. Brian PL Uni+ 13D Chicyo, Pl 60657

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EXHIBIT A LEGAL DESCRIPTION

UNIT G118 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 NORTHWEST 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 AS ODCUMENT NUMBER 0518944061 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (s): 14-28-103-065-1259

Property Address: 450 W. Briar Pl. #G118, Chicago, IL 60657

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REAL ESTATE TRANSFER TAX

31-May-2024





21.00 COUNTY: 42.00 ILLINOIS: TOTAL: 63.00

14-28-103-065-1259

20240501611963 | 1-274-852-656

REAL ESTATE TRANSFER TAX		31-May-2024
	CHICAGO:	315.00
	CTA:	126.00
	TOTAL:	441.00 *

TOP COOK COUNTY CLOTH'S OFFICE 14-28-103-065-1259 | 20240501611963 | 0-337-130-800

^{*} Total does not include any applicable penalty or interest due.