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Doc# 1712341076 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2017 12:16 PM PG: 1 OF 4

WARRANTY DEED
Statutory (ILLINOIS)

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), Kevin A. Boland, a married person, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Urban Neighborhood Windy City Drummond, LLC, A Delaware limited liability company, located at 30 South Wacker Drive, Suite 2750, Chicago, Illinois 60606, the following described Real Estate situated in the County of Cook in the State of Illinois ("Premises"), to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT "A"**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

PIN: 14-28-305-047-1024

Address of Real Estate: 617-619 West Drummond, Unit 3CW, Chicago, IL 60614

This instrument was prepared by:
Jeff Richman, Esq.
Bancroft, Richman & Goldberg, LLC
55 East Monroe Street, Suite 3900
Chicago, Illinois 60603

Record and Mail to:
Richard Cohn, Attorney at Law
105 West Madison Street, Suite 401
Chicago, Illinois 60602

Send Subsequent Tax Bills to:
Urban Neighborhood Windy City Drummond, LLC
30 South Wacker Drive Suite 2750
Chicago, Illinois 60606

IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to this Warranty Deed to be effective this 16th day of April, 2017.

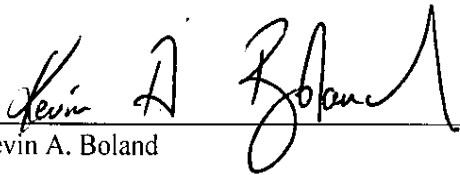
175A 4855117 LLP
LMM 18 04 26

Property of Cook County Clerk's Office

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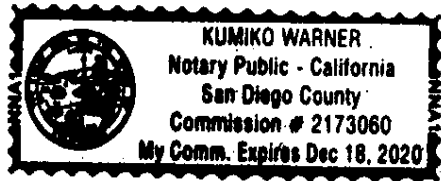

Kevin A. Boland



State of California)
County of San Diego)ss


I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Kevin A. Boland, personally known to me to be the same person(s) whose name(s) ~~is~~ are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he ~~is~~ she they signed and delivered the said instrument as his ~~her~~ their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of April, 2017.


Notary Public
My commission expires: 12/18/20



REAL ESTATE TRANSFER TAX		02-May-2017
	COUNTY:	199.50
	ILLINOIS:	399.00
	TOTAL:	598.50
14-28-305-047-1024 20170401644167 0-617-095-616		


REAL ESTATE TRANSFER TAX		02-May-2017
	CHICAGO:	2,992.50
	CTA:	1,197.00
	TOTAL:	4,189.50 *
14-28-305-047-1024 20170401644167 1-887-160-000		

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

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The undersigned, Megan R. Black, spouse of the Grantor, Kevin A. Boland, on the attached Warranty Deed, hereby releases and waives any and all of his/her rights existing under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Megan R. Black

State of California)
)ss
County of San Francisco

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Megan R. Black personally known to me to be the same person(s) whose name(s) is/are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that ~~he~~/she/they signed and delivered the said instrument as ~~his~~/her/their free and voluntary act for the uses and purposes therein set forth herein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14 day of April, 2017.

Trish Casey, Notary Public
Notary Public
My commission expires: 10/20/2020



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Exhibit A Legal Description

PARCEL 1:
UNIT "3CW" IN THE DRUMMOND SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF
THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 8 AND 9 IN SUBDIVISION OF LOT 9 IN COUNTY CLERK'S DIVISION OF OUTLOT "D" IN
WRIGHTWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT NUMBER 89194212 TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS
DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS
DOCUMENT 89194212.

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