

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

Doc#: 2122212212 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/10/2021 12:30 PM Pg: 1 of 3

### RETURN TO:

Helen Wherry  
1415 N Dearborn # 20A  
Chgo IL 60610

Dec ID 20210701612906  
ST/CO Stamp 0-920-668-944 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 1-613-679-376 City Tax: \$2,625.00

### SEND SUBSEQUENT TAX BILLS TO:

Helen Wherry  
1415 N Dearborn # 20A  
Chgo IL 60610

THE GRANTORS **Edmund P. Boland** and **Luellen M. Boland**, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid, CONVEY and WARRANT to **Helen Wherry**, a widow, of 1415 N. Dearborn St., Unit 20A, the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

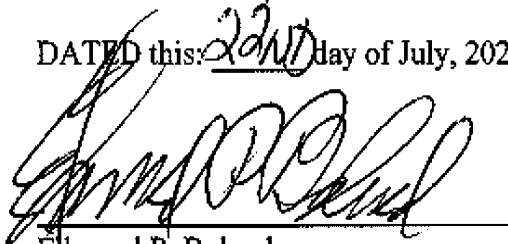
Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and the general real estate taxes not due and payable at the time of the Closing.

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 forever.

Permanent Real Estate Index Number: 17-04-211-034-1017



Address of Real Estate: 1415 N. Dearborn St., Unit 20A, Chicago, Illinois 60610

DATED this: 22nd day of July, 2021.


  
Edmund P. Boland

  
Luellen M. Boland

FIDELITY NATIONAL TITLE  
CH21023146

REAL ESTATE TRANSFER TAX	28-Jul-2021
	COUNTY: 125.00
	ILLINOIS: 250.00
	TOTAL: 375.00

17-04-211-034-1017 | 20210701612906 | 0-920-668-944

REAL ESTATE TRANSFER TAX	28-Jul-2021
	CHICAGO: 1,875.00
	CTA: 750.00
	TOTAL: 2,625.00 *

17-04-211-034-1017 | 20210701612906 | 1-613-679-376

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

# UNOFFICIAL COPY

State of Illinois )  
 )ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edmund P. Boland and Luellen M. Boland, personally known to me to be the same persons whose name 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.

*Kellie Ann Collins*  
Notary Public

Given under my hand and official seal, this 22~~nd~~ day of July 2021.

Commission expires June 12 2023



This instrument was prepared by: Edmund P. Boland  
Carey White Boland Murnighan & Murray, LLC  
33 W. Jackson Blvd., 5<sup>th</sup> Floor  
Chicago, Illinois 60604

Property of Cook County Clerk's Office

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## EXHIBIT A Legal Description

UNIT NUMBER 20A IN 1415 NORTH DEARBORN CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

**PARCEL 1:**

LOT 1 IN GREIFENHAGEN'S SUBDIVISION ON THE NORTH 152 FEET OF THE SOUTH 227 FEET OF LOT B, IN BLOCK 2 IN SUBDIVISION BY CATHOLIC BISHOP OF CHICAGO OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1893 AS DOCUMENT 1867785;

**PARCEL 2:**

THE SOUTH 50 FEET NORTH AND ADJOINING THE SOUTH 25 FEET OF LOT B IN BLOCK 2 IN SUBDIVISION BY CATHOLIC BISHOP OF CHICAGO OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1877 AS DOCUMENT NUMBER 149582;

**PARCEL 3:**

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 CREATED BY CAISSON AGREEMENT DATED SEPTEMBER 6, 1972 AND RECORDED NOVEMBER 6, 1972 AS DOCUMENT 22110743 TO INSTALL AND MAINTAIN THE CAISSONS AS SHOWN ON THE PLAT ATTACHED TO SAID INSTRUMENT, WHICH EXTEND UPON THE FOLLOWING DESCRIBED LAND LOT 2 IN GREIFENHAGEN'S SUBDIVISION OF THE NORTH 152 FEET OF SOUTH 227 FEET OF LOT B IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO IN THE EAST OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS RESTRICTIONS COVENANTS AND BY-LAWS FOR 1415 NORTH DEARBORN CONDOMINIUM ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10 1977 AND KNOWN AS TRUST NUMBER 1069900, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS, AS DOCUMENT 24065225; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1415 N. Dearborn St., Unit 20A, Chicago, Illinois 60610

Permanent Index Number: 17-04-211-034-1017