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22157410610

Doc# 2215741061 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/06/2022 03:06 PM PG: 1 OF 3

WARRANTY DEED

STATE OF ILLINOIS

DV

CT 22158017682NA 1062

Above Space for Recorder's Use Only

THE GRANTORS, NICHOLAS BOYD AND BRITTANY NICHOLE BOYD, HUSBAND AND WIFE, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO REBECCA WOODS

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.


PROPERTY ADDRESS: 818 WEST SUNNYSIDE AVENUE, UNIT 3A, CHICAGO, ILLINOIS 60640-6178

PERMANENT INDEX NUMBER(S): 14-17-223-029-1018, 14-17-223-029-1035

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEES; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.



THE DATE OF THIS DEED OF CONVEYANCE IS:

JUNE 1st, 2022

REAL ESTATE TRANSFER TAX		03-Jun-2022
	CHICAGO:	2,265.00
	CTA:	906.00
	TOTAL:	3,171.00 *

14-17-223-029-1018 | 20220401699248 | 1-934-139-472

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

REAL ESTATE TRANSFER TAX		03-Jun-2022
	COUNTY:	151.00
	ILLINOIS:	302.00
	TOTAL:	453.00

14-17-223-029-1018 | 20220401699248 | 1-103-929-424

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Nicholas Boyd (SEAL)
 NICHOLAS BOYD

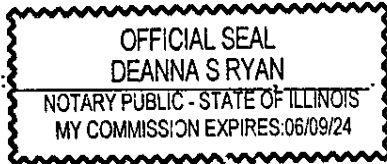
Brittany Nichole Boyd (SEAL)
 BRITTANY NICHOLE BOYD

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 **NICHOLAS BOYD AND BRITTANY NICHOLE BOYD**, ARE 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 USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 1 DAY OF JUNE, 2022.

MY COMMISSION EXPIRES:



[Signature]
 NOTARY PUBLIC

This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd. 2661 N Lincoln Avenue 1 st Floor Chicago, Illinois 60614	Rebecca Woods 818 W. Sunnyside Ave, Unit 3A Chicago, IL 60640-6178	Rebecca Woods 818 W. Sunnyside, Unit 3A Chicago IL 60640

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LEGAL DESCRIPTION

Order No.: 22GSC017682NA

For APN/Parcel ID(s): 14-17-223-029-1018, 14-17-223-029-1035 and

UNIT 818-3A AND PARKING SPACE P-19 IN SUNNYSIDE COURT CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 4, 5 AND 6 AND THE WEST 16 FEET OF THE NORTH 16 FEET OF LOT 1 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION AND THAT PART OF EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH THE EAST 35 FEET OF THE WEST 40.865 FEET OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION OF THE 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 AND TOGETHER WITH LOT 6 IN BLETSCH'S SUBDIVISION OF LOTS 11 AND 12 (EXCEPT THE WEST 40.865 FEET OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION AFORESAID) ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4); THENCE SOUTH 89 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 75.94 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. SUNNYSIDE AVENUE); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 122.61 FEET; THENCE NORTH 45 DEGREES 49 MINUTES 23 SECONDS EAST, 4.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 16.18 FEET TO THE NORTH FACE OF AN EXISTING 3 STORY BUILDING; THENCE NORTH 89 DEGREES 43 MINUTES 13 SECONDS WEST ALONG THE NORTH FACE OF SAID BRICK BUILDING, A DISTANCE OF 29.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 35 FEET OF THE WEST 40.865 FEET OF LOT 12 IN SAID H.J. WALLINGFORD'S SUBDIVISION AND ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 104.21 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12 AND THE NORTH LINE OF LOT 6 IN SAID BLETSCH'S RESUBDIVISION, A DISTANCE OF 65.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 (THE NORTH LINE OF SAID LOTS 12 AND 6 ALSO BEING THE SOUTH LINE OF W. WINDSOR AVENUE) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 6, THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF LOTS 1 AND 4 IN SAID A. T. GALT'S SHERIDAN ROAD SUBDIVISION, A DISTANCE OF 52.0 FEET TO THE EAST LINE OF THE WEST 16.0 FEET OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 16.0 FEET OF SAID LOT 1, 16.0 FEET TO THE SOUTH LINE OF THE NORTH 16.0 FEET OF SAID LOT 1; THENCE NORTH 89 DEGREES 54 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 16.0 FEET OF SAID LOT 1, A DISTANCE OF 16.0 FEET TO THE EAST LINE OF LOT 4 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 136.80 FEET TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2003 AS DOCUMENT NO. 323731105, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.