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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/20/2023 11:09 AM PG: 1 OF 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

MICHAEL J. ANSELMO
Managing Attorney
CODILIS & ASSOCIATES, P.C.
15W030 N Frontage Rd
Burr Ridge, IL 60527

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Ryan Boffill and Jordan Davis
4911 N. Lincoln, Unit 3 APT 3
Chicago, IL 60625

THE GRANTORS: Michael B. Quinlan and Michelle Gutierrez, husband and wife, of 17840 Exchange Avenue, Lansing, IL 60438, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Ryan Boffill and Jordan Davis, A single woman, of _____, to have and to hold, as ~~Tenants by the Entirety~~, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:


* A. ** A single man *** JOINT TENANTS

SEE ATTACHED LEGAL DESCRIPTION



Commonly known as: 4911 N. Lincoln, ^{Apt 3} Unit 3, Chicago, IL 60625
PIN: 13-12-411-075-1004

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

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 general real estate taxes not due and payable at the time of closing.

REAL ESTATE TRANSFER TAX		19-Apr-2023
	CHICAGO:	2,812.50
	CTA:	1,125.00
	TOTAL:	3,937.50 *

13-12-411-075-1004 | 20230301684657 | 0-165-235-920
* Total does not include any applicable penalty or interest due.

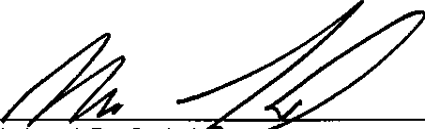
REAL ESTATE TRANSFER TAX		19-Apr-2023
	COUNTY:	187.50
	ILLINOIS:	375.00
	TOTAL:	562.50

13-12-411-075-1004 | 20230301684657 | 1-257-295-056

Chicago Title 23CNW764901NB 1/2 NW

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DATED this 10th day of April, 2023.



Michael B. Quinlan




Michelle Gutierrez

STATE OF Illinois)
COUNTY OF Cook)SS

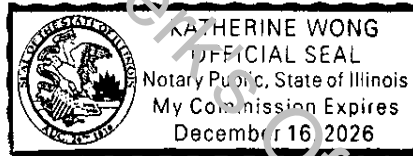
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Michael B. Quinlan and Michelle Gutierrez**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 official seal this 10th day of April, 2023.



Notary Public Katherine Wong

NAME AND ADDRESS OF PREPARER:
David Frank
Attorney at Law
3400 Dundee Rd., Suite 320
Northbrook, IL 60062



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23CNW764901NB

For APN/Parcel ID(s): 13-12-411-075-1004

PARCEL 1:

UNIT 4911-3 IN THE AROUND THE SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF A TRACT OF LAND CONSISTING OF LOT 9 (EXCEPT THE NORTHERLY 1.00 FOOT THEREOF) AND ALL OF LOT 10 IN KRUCHTEN'S SUBDIVISION OF LOTS 23 AND 24 IN BOWMANVILLE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID TRACT, BEING ALSO A POINT ON THE NORTHEASTERLY LINE OF NORTH LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 24.37 FEET; THENCE NORTHEASTERLY ALONG LINE MAKING AN ANGLE OF 89 DEGREES 53 MINUTES 40 SECONDS MEASURED COUNTER-CLOCKWISE SOUTHEASTERLY TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 124.66 FEET TO A POINT ON THE WESTERLY LINE OF A 16 FOOT WIDE PUBLIC ALLEY, SAID POINT LYING ON THE EASTERLY LINE OF SAID TRACT, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT, BEING A LINE MAKING AN ANGLE OF 68 DEGREES 18 MINUTES 15 SECONDS MEASURED COUNTER-CLOCKWISE SOUTHWESTERLY TO SOUTHERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 26.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT, THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT, BEING A LINE MAKING AN ANGLE OF 111 DEGREES 48 MINUTES 5 SECONDS MEASURED COUNTER-CLOCKWISE NORTHERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 115 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0520732074, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AND STORAGE SPACES S-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0520732074.