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Doc#: 2314313195 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/23/2023 11:36 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20230501620838
ST/CO Stamp 0-628-427-472 ST Tax \$550.00 CO Tax \$275.00

FIDELITY NATIONAL TITLE
DW23007931

THE GRANTOR, James Michael Boyd, married to Susan J. Boyd, of 801 Village Center #303, the City of Burr Ridge, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants, to Thomas P. Anderson Trust dated July 13, 2021, _____, the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

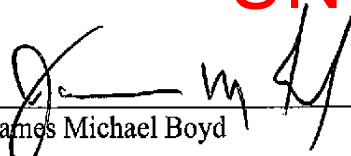
Permanent Real Estate Index Number: 18-30-300-057-1011

Address of Real Estate: 801 Village Center #303, Burr Ridge, IL 60527

This is not and never has been homestead property as to Susan J. Boyd.

Dated this 11 day of May 2023

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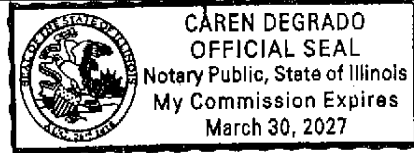

James Michael Boyd

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Michael Boyd, 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 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 official seal, this 11th day of May 2023.

 (Notary Public)



Prepared By: Thomas J. Scannell
3135 W. 95th Street
Evergreen Park, IL 60805

Mail To:
Peter A. Johnson
Johnson & Sullivan, Ltd.
11 East Hubbard Street, Suite 702
Chicago, IL 60611

GRANTEE'S ADDRESS
Name & Address of Taxpayer:
Thomas P. Anderson
801 Village Center #303, Burr Ridge, IL 60527

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1:

UNIT 303 IN 801 VILLAGE CENTER DRIVE CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 5B-2 IN THE FINAL PLAT OF BURR RIDGE VILLAGE CENTER RESUBDIVISION OF PART OF THE WEST ½ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2008 AS DOCUMENT NUMBER 0833803064; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-126 AND P-128, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE 801 VILLAGE CENTER CONDOMINIUM RECORDED AS DOCUMENT 0833803064.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-72, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE 801 VILLAGE CENTER CONDOMINIUM RECORDED AS DOCUMENT 0833803064.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PARKING, UTILITIES INCLUDING STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION INCLUDING VERTICAL RIGHTS AND FOR STRUCTURAL SUPPORT AND ENCROACHMENTS, AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BURR RIDGE VILLAGE CENTER DATED AUGUST 28, 2006 AND RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129 AS AMENDED AND RESTATED BY DECLARATION RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124 OVER THE COMMON AREAS AS DEFINED THEREIN.