

# UNOFFICIAL COPY

Doc#: 2321406197 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/02/2023 03:02 PM Pg: 1 of 3

Dec ID 20230701687484  
ST/CO Stamp 0-755-214-800 ST Tax \$145.00 CO Tax \$72.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Ben Boyd and Kelly Boyd  
940 E. Old Willow Rd  
Prospect Heights, IL 60070

(The Above Space for Recorder's Use Only)

THE GRANTORS Ben Boyd and Kelly Boyd f/k/a Kelly Lyle, husband and wife, of 940 E. Old Willow Rd, Prospect Heights, IL 60070 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Maria Perevozkina, *A single woman* of 137 Lake Cook Road, Palatine, IL 60074, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

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

Permanent Index Number(s): 03-24-202-027-1234

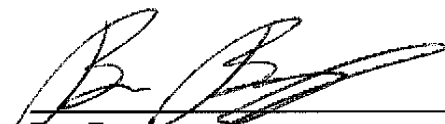
Property Address: 940 E. Old Willow Rd, Unit 206, Prospect Heights, IL 60070

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.

Dated this 28 day of July, 2023.

**FIRST AMERICAN TITLE  
FILE # AF1036235**

  
\_\_\_\_\_  
Ben Boyd

  
\_\_\_\_\_  
Kelly Boyd



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## EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 940-206 IN WILLOW WOODS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: EXCEPTING THE WEST 1526.52 FEET THEREOF, THE SOUTH 53 ACRES OF THE NORTH EAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART LYING EAST OF THE WESTERLY LINE OF RIVER ROAD AS NOW LOCATED, ALSO THAT PART OF LOT 5 IN ASSESSOR'S DIVISION OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WESTERLY LINE OF RIVER ROAD AS NOW LOCATED AND SOUTH OF THE NORTH LINE OF THE SOUTH 53 ACRES OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXTENDED EAST TO THE WESTERLY LINE OF SAID RIVER ROAD, ALSO THAT PART OF RIVER ROAD NOW VACATED BY DOCUMENT 11134336 RECORDED NOVEMBER 12, 1930, EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING DESCRIBED TRACT: COMMENCING AT A POINT OF INTERSECTION OF THE WEST LINE OF RIVER ROAD AND THE NORTH LINE OF THE SOUTH 53 ACRES OF THE NORTH EAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXTENDED EAST, (SAID POINT BEING 22.9 FEET EAST OF THE EAST LINE OF SAID SECTION 24); THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH 53 ACRES 772 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 24, 299.50 FEET; THENCE EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SOUTH 53 ACRES TO THE WEST LINE OF RIVER ROAD; THENCE NORTHERLY ALONG THE WEST LINE OF RIVER ROAD TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1972 AND KNOWN AS TRUST NUMBER 77346, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DOCUMENT NUMBER 24826422, AS AMENDED FROM TIME TO TIME.