## 3CSA OBLINATIONAL CC

WARRANTY DEED **ILLINOIS** 

**UPON RECORDING MAIL TO:** Daniel P. Cornfield, Esq. Cornfield Law Office 6153 N. Milwaukee Avenue Chicago, Illinois 60646

SEND SUBSEQUENT TAX BILLS TO: Timothy W. Anderson as Trustee 6977 W. Imlay Street Chicago, Illinois 60631

Doc#. 2324908171 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 09/06/2023 03:55 PM Pg: 1 of 3

Dec ID 20230801613796

ST/CO Stamp 0-844-314-064 ST Tax \$425.00 CO Tax \$212.50

City Stamp 1-967-175-120 City Tax: \$4,462.50

The grantors, Raymond J. Boyle and Debora A. Boyle, husband and wife, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, do hereby CONVEY AND WARRANT to Timothy W. Anderson as Trustee of the Timothy W. Anderson Trust Dated August 24, 2023, the following described [28] estate situated in the County of Cook, in the State of ILLINOIS, to wit:

See Exhibit "A" attached hereto and made a part hereof

#### SUBJECT TO:

covenants, conditions and restrictions of record; building lines and easements, if any; general real estate taxes for the year 2022 and subsequent years; and acts done or sulfered by Grantees.

Hereby releasing and waiving all rights unufit and by virtue of the Homestead Exemption Laws of the State of Illinois. Grantors hereby fully warrant title and WILL WARRANT AND DEFEND the said real estate against all persons claiming by, through or under Grantors whomsoever, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Numbers: 13-06-104-005-0000 and 13-06-104-007-0000 Address of Real Estate: 6977 W. Imlay St., Chicago, Illinois 60631

Dated this 36 day of Raymond J. Boylet	<u>August</u> , 2023	Debora A. Boyle
STATE OF ILLINOIS	)	C
COUNTY OF COOK	) SS )	

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Raymond J. Boyle and Debora A. Boyle, 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 and delivered the said instrument as set forth above as their free and voluntary act, for the uses and purposes therein set forth.

day of\_ icial seal, this Given under 20 My Comr ublic State of Illinois ommission Expires Mar 13, 2020

Esq., Suite 102, 1700 West Irving Park Road, Chicago, Illinois 60613 This instrument prepared by: Warren

2324908171 Page: 2 of 3

### **UNOFFICIAL COPY**

# CHICAGO TITLE COMPANY

#### **EXHIBIT A**

Order No.: 23GSA838080NA

For APN/Parcel ID(s): 13-06-104-007-0000 and 13-06-104-005-0000

#### PARCEL 1:

THAT PART OF THE WESTERLY 30 FEET OF THE EASTERLY 60 FEET OF LOT 38 IN WM. H. HEAFFORD'S RESUBDIVISION OF BLOCK 66 IN NORWOOD PARK, IN SECTION 6, TOWNSHIP 40 NORTH, AND IN SECTION 31, TOWNSHIP 41 NORTH, ALL IN RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHEASTERLY OF A LINE 33 FEET NORTHEASTERLY OF AND PARALLEL WITH A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF WEST MLAY STREET AND THE EAST LINE OF NORTH NORDICA AVENUE, BEING THE NORTHWEST CORNER OF BLOCK 66 AFORESAID, THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF WEST IMLAY STREET A DISTANCE OF 119.41 FEET TO THE POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 37 DEGREES 5 MINUTES 40 SECONDS WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, MEASURED FROM NORTHEAST TO SOUTHEAST, A DISTANCE OF 144.59 FEET TO A POINT ON THE WEST LINE OF AN ALLEY IN SAID BLOCK 66, SAID POINT BEING 90.87 FEET SOUTH OF THE SOUTHERLY LINE OF WEST IMLAY STREET AND A POINT OF TERMINATION OF HEREBY DESCRIBED LINE, SITUATED IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EASTERLY 30 FEET OF LOT 37 (EXCEPT THAT PART THEREOF LYING NORTHEASTERLY OF A LINE 33 FEET SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF WEST IMLAY STREET AND THE EAST LINE OF NORTH NORDICA AVENUE, BEING THE NORTHWEST CORNED OF BLOCK 66 AFORESAID; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF WEST IMLAY STREET A DISTANCE OF 119.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 37 DEGREES 5 MINUTES 40 SECONDS WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, MEASURED FROM NORTHEAST TO SOUTHEAST A DISTANCE OF 144.59 FEET TO POINT ON THE WEST ALLEY LINE OF MEST IMLAY STREET) IN WM. H. HEAFFORD'S RESUBDIVISION OF BLOCK 66 NORWOOD PARK, IN COOK COUNTY, ILLINOIS, IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

#### **ALSO**

THE EASTERLY 30 FEET OF LOT 38 (EXCEPT THAT PART THEREOF LYING 33 FEET NORTHEASTERLY AND 33 FEET SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF WEST IMLAY STREET AND THE EAST LINE OF NORTH NORDICA AVENUE, BEING THE NORTHWEST CORNER OF BLOCK 66 AFORESAID; THENCE NORTHEASTLERLY ALONG THE SOUTHERLY LINE OF WEST IMLAY STREET, A DISTANCE OF 119.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 37 DEGREES, 5 MINUTES, 40 SECONDS WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, MEASURED FROM

2324908171 Page: 3 of 3

### **UNOFFICIAL COPY**

#### **EXHIBIT A**

(continued)

THE NORTHEAST TO SOUTHEAST A DISTANCE OF 144.59 FEET TO POINT ON THE WEST ALLEY LINE OF BLOCK 66 AFORESAID, SAID POINT BEING 90.87 FEET SOUTH OF THE SOUTHERLY LINE OF WEST IMLAY STREET,) IN WM. H. HEAFFORD'S RESUBDIVISION OF BLOCK 66 NORWOOD PARK IN COOK COUNTY, ILLINOIS, IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.{{13-06-104-007-0000}}

Property of Cook County Clark's Office