

# UNOFFICIAL COPY

PT23-94483 1/2

Doc#: 2328349106 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/10/2023 11:35 AM Pg: 1 of 2

**After recording mail to:**

David Wantuch and Yasmine Khiri  
1520 N Hudson Ave #1  
Chicago, IL 60610

Dec ID 20230901618077  
ST/CO Stamp 0-567-856-592 ST Tax \$640.00 CO Tax \$320.00  
City Stamp 1-497-550-288 City Tax: \$6,720.00

**Send subsequent tax bills to:**

David Wantuch and Yasmine Khiri  
1520 N Hudson Ave #1  
Chicago, IL 60610

## WARRANTY DEED

THE GRANTOR(S), Ryan Boland and Meghan Boland, Trustees of the Ryan Boland Trust dated March 30, 2016 and Meghan Boland and Ryan Boland, Trustees of the Meghan Boland Trust dated March 30, 2016, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to David Wantuch and Yasmine Khiri, <sup>Husband & wife</sup> of Chicago, IL, the following described Real Estate situated in Cook County in the State of Illinois, to wit: [SEE ATTACHED FOR LEGAL DESCRIPTION] As Tenants By the Entirety

SUBJECT TO: General taxes for 2022 second installment and subsequent years, covenants, conditions and restrictions of record, applicable zoning laws, ordinances and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD, as \_\_\_\_\_, said premises forever.

Permanent Real Estate Index Number: 17-04-110-049-1001  
Address of Real Estate: 1520 N. Hudson Ave., Unit 1, Chicago, IL 60610

DATED this 29<sup>th</sup> day of August, 2023.

[Signature] (SEAL) [Signature] (SEAL)  
Ryan Boland, Trustee Meghan Boland, Trustee

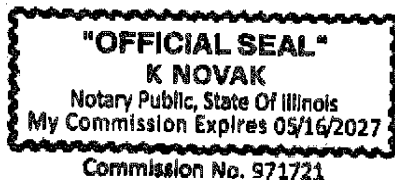
State of IL, County of DUPAGE, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ryan Boland and Meghan Boland, Trustees, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before 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.

Given under my hand and official seal, this 29 day of August, 2023.

[Signature]  
Notary Public

Commission expires: 05/16/2027

PROPER TITLE, LLC



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## LEGAL DESCRIPTION

**OF THE PROPERTY COMMONLY KNOWN AS:  
1520 N. Hudson Ave., Unit 1, Chicago, IL 60610**

Unit 3 in the 1520 North Hudson Street Condominiums as delineated on a survey of the following described Real Estate: Lot 9 in Block 2 in Subdivision of Blocks 2 and 3 and the West 33 feet of Block 1 in State Bank of Illinois Subdivision of Northeast 1/4 of Northwest 1/4 of Section 4, Township 39 North, Range 14, East of The Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded March 29, 1999 as document number 99301148, as amended from time to time, together with its undivided interest in the common elements.

Property of Cook County Clerk's Office

***This instrument prepared by:***  
Andrew K. Yoblon, Esq.  
3000 Dundee Road, Suite 415  
Northbrook, IL 60062