

# UNOFFICIAL COPY



\*2408730066\*

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc# 2408730066 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/27/2024 11:57 AM  
PAGE: 1 OF 5

771839 1/2  
Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

THE GRANTOR(S), TYLER BOS and VICTORIA GONDA, husband and wife, having an address of 935 Thornapple Club Ct. SE, County of Kent, City of Ada, State of Michigan, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE(s) KAREN C. WALLACE, a UNMARRIED PERSON of 1150 E. 50<sup>th</sup> St., Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways; General taxes for the year 2023 and subsequent years.

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

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 20-12-111-022-1003

Address(es) of Real Estate: 5324 S. Hyde Park Blvd., #3, Chicago, IL 60615

Dated this 11 day of March, 2024

Grantor:

\_\_\_\_\_  
TYLER BOS

\_\_\_\_\_  
VICTORIA GONDA

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SCY  
INT

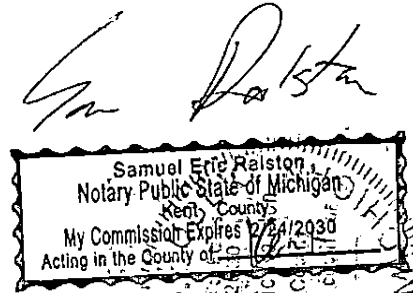
# UNOFFICIAL COPY

STATE OF MICHIGAN,  
COUNTY OF KENT SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT TYLER BOS, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 11<sup>th</sup> day of March 2024.

Notary Public

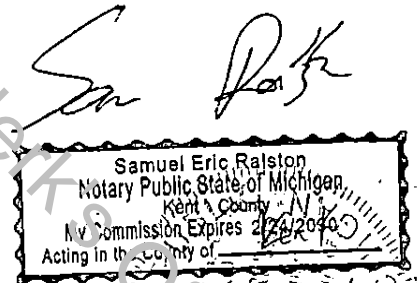


STATE OF MICHIGAN,  
COUNTY OF KENT SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT VICTORIA GONDA, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 11<sup>th</sup> day of March 2024.

Notary Public



Prepared by:  
*Benjamin Cole*  
Miller Berger LLC  
20 N. Clark Suite 525  
Chicago, IL 60602

Mail to: *Karen C. Wallace*  
*5324 S. Hyde Park Blvd, #3*  
*Chicago, IL 60615*

Name and Address of Taxpayer:  
*Karen C. Wallace*  
*5324 S. Hyde Park Blvd, #3*  
*Chicago, IL 60615*

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

21-Mar-2024



<b>CHICAGO:</b>	2,400.00
<b>CTA:</b>	960.00
<b>TOTAL:</b>	3,360.00 *

20-12-111-022-1003 | 20240301648947 | 0-509-855-280

\* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

21-Mar-2024



<b>COUNTY:</b>	160.00
<b>ILLINOIS:</b>	320.00
<b>TOTAL:</b>	480.00

20-12-111-022-1003

| 20240301648947 | 1-075-062-320

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Commitment for Title Insurance  
2021 v.01.00 (07-01-2021)

File No.: 771839

## EXHIBIT A

The Land is described as follows:

UNIT NUMBER 5324-3 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL): THE NORTH 3 FEET OF LOT 6 AND THE EAST 149 FEET OF LOT 6 (EXCEPT THE NORTH 3 FEET THEREOF) AND THE EAST 149 FEET OF THE NORTH 1 FOOT 6 1/2 INCHES OF LOT 7 IN BLOCK 34 IN A SUBDIVISION OF LAND IN HYDE PARK MARKED GROUNDS OF THE PRESBYTERIAN THEOLOGICAL AND SEMINARY OF THE NORTHWEST 1/4 ON THE RECORDED PLAT OF HYDE PARK IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION RECORDED AS DOCUMENT 20870502; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

20-12-111-022-1003 (A)

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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