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Warranty Deed

ILLINOIS

PT24-99783

1 of 4

Doc#: 2416530108 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/13/2024 1:18 PM Pg: 1 of 4

Dec ID 20240501607034

ST/Co Stamp 0-826-271-024 ST Tax \$410.00 CO Tax \$205.00

City Stamp 1-363-141-936 City Tax \$4,305.00

Above Space for Recorder's Use Only

THE GRANTOR(s) Sara L. Homola, a single woman, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Bryan Alan Bacci and Kristina Davenport Bacci, husband and wife, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 2nd installment and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 13-12-411-076-1003

Address(es) of Real Estate: 4913 North Lincoln Avenue, Unit 2, Chicago, IL 60625

The date of this deed of conveyance is 05 / 21 / 2024

This Warranty Deed may be signed in counterparts. Signature pages are attached hereto and made a part hereof.

****This is not homestead property.****

PROPER TITLE, LLC

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LEGAL DESCRIPTION

For the premises commonly known as: 4913 North Lincoln Avenue, Unit 2, Chicago, IL 60625

Parcel 1:

Unit 4913-2 in Around the Square Condominiums II, as delineated on a Survey of the following described real estate:

That part of a tract of Land consisting of Lot 9 (except the Northerly 1.00 feet thereof), and all of Lot 10 in Kruchter's Subdivision of Lots 23 and 24 in Bowmanville in the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Commencing at the Southwesterly corner of said tract, being also a point on the Northeasterly line of North Lincoln Avenue; thence Northwesterly along the Westerly line of said tract, a distance of 27.37 feet to the point of beginning of the parcel herein described; thence continuing Northwesterly along the Westerly line of said tract, a distance of 24.63 feet; thence Northeasterly at right angles to the last described course, being along the Northerly line of said tract, a distance of 125.00 feet to a point on the Westerly line of a 16 foot wide public alley, being the Northeasterly corner of said tract; thence Southeasterly at right angles to the last described course, being along the Easterly line of said tract, coincident with the Southeasterly line of said alley, a distance of 24.00 feet to a bend in the line of said tract; thence Southerly along a line making an angle of 21 degrees 48 minutes 05 seconds, measured clockwise, Southeasterly to Southerly from the last described course extended a distance of 0.93 feet; thence Southwesterly along a line making an angle of 68 degrees 18 minutes 15 seconds measured clockwise, Southerly to Southwesterly from the last described course extended, a distance of 124.66 feet to the point of beginning, in Cook County, Illinois;

Which Survey is attached to the Declaration of Condominium recorded as Document No. 0520732075, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space P-2 and Storage Space S-1, limited common elements, as delineated on the Survey attached to the Declaration aforesaid, recorded as Document No. 0520732075.

This instrument was prepared by:

Kristen Duffy
Duffy Law, LLC
130 N Garland Ct #4702
Chicago, IL 60602

Send subsequent tax bills to:

Bryan Alan Bacci
Kristina Davenport Bacci
4913 N Lincoln Ave #2
Chicago, IL 60625

Recorder-mail recorded document to:

Law Office of Michelle A. Lauss
1530 W. Fullerton
Chicago, IL 60614

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SIGNATURE PAGE

For the Warranty Deed having the following Grantor conveying Real Estate commonly known as 4913 North Lincoln Avenue, Unit 2, Chicago, IL 60625 with the following Permanent Real Estate Index Numbers: 13-12-411-076-1003.

Sandra L. Homola
Sandra L. Homola

State of IL, County of COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sandra L. Homola personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that his/she(they) signed, sealed and delivered the said instrument as his/her(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

05/21/2024

(My Commission Expires 6/24/2026)

[Signature]
Notary Public

Property of Cook County Clerk's Office

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"Exhibit A - Legal Description"

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