

# UNOFFICIAL COPY

Doc#: 1708055141 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/21/2017 01:06 PM Pg: 1 of 2

## WARRANTY DEED

THE GRANTOR, JAMES F. KRAMER, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to MATAN SHARVIT, of

Dec ID 20170301625613  
ST/CO Stamp 1-955-101-376 ST Tax \$153.00 CO Tax \$76.50  
City Stamp 1-765-833-408 City Tax: \$1,606.50

\_\_\_\_\_ ,  
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description.

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

Permanent Real Estate Index Number: 14-10-100-032-1360

Address of Real Estate: 4343 N. Clarendon Ave., # 4315, Chicago IL 60613

Dated this 15<sup>th</sup> day of March, 2017

 (SEAL)  
JAMES F. KRAMER

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James F. Kramer, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

State of Illinois, County of Cook, ss.

Given under my hand and official seal, this 15<sup>th</sup> day of March, 2017



  
NOTARY PUBLIC

17-0238 1/2

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## Legal Description

### PARCEL 1:

UNIT NUMBER 1315 B IN BOARDWALK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 3, 11 TO 16 IN C.U. GORDON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF LOTS 5, 6, 23 AND 24 AND THAT PART OF THE VACATED STREETS BETWEEN SAID LOTS IN SCHOOL TRUSTEE'S SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 25120912 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 147, THE LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 25120912.

SUBJECT ONLY 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.

This instrument was prepared by: Judith E. Fors 4669 N. Manor, Chicago IL 60625



Mail to: Mathew R. Kerbis  
Law Office of David Freydn, Ltd.  
8707 Skokie Blvd., Suite 305  
Skokie, Illinois 60077

Send subsequent tax bills to: Matan Sharvit  
4343 N. Clarendon Ave., Unit 1315  
Chicago IL 60613

REAL ESTATE TRANSFER TAX		17-Mar-2017
	CHICAGO:	1,147.50
	CTA:	459.00
	TOTAL:	1,606.50 *

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

REAL ESTATE TRANSFER TAX		17-Mar-2017
	COUNTY:	76.50
	ILLINOIS:	153.00
	TOTAL:	229.50

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