

# UNOFFICIAL COPY

pn8-45210 1d2

## WARRANTY DEED

Doc#: 1808101141 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/22/2018 10:53 AM Pg: 1 of 3

THE GRANTOR, CITY DEVELOPMENT GROUP OF CHICAGO INC., an Illinois corporation, of the village of Northbrook, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS to:

Dec ID 20180301614987  
ST/CO Stamp 1-007-410-720 ST Tax \$450.00 CO Tax \$225.00  
City Stamp 0-831-348-256 City Tax: \$4,725.00

<sup>ue</sup>  
KYLE SCHAEFER and ASHLEY HAYES,  
of Chicago, IL

mail To  
Proper Title, LLC  
180 N. LaSalle Ste. 1920  
Chicago, IL 60601  
PT18-45210

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) 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 said premises as tenants in common forever. SUBJECT TO: General Real Estate Taxes for 2017 and subsequent years; building setback lines, easements for public utilities, terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 14-32-312-031-0000, 14-32-312-032-0000 (underlying PINs)  
Address of Real Estate: 1618 N. BOSWORTH AVE., UNIT 2S and Parking P-2S, CHICAGO, IL 60642

Dated this 13 day of March, 2018.

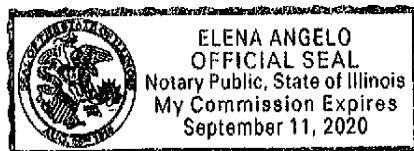
B. Lehtman  
BORIS LEHTMAN, PRESIDENT & SECRETARY

Alex Troyanovsky  
ALEX TROYANOVSKY, VICE-PRESIDENT

STATE OF ILLINOIS }  
                                  }SS.  
COUNTY OF LAKE }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **BORIS LEHTMAN** and **ALEX TROYANOVSKY**, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13 day of March, 2018.



Elena Angelo  
NOTARY PUBLIC

# UNOFFICIAL COPY

This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,  
Illinois 60062

**AFTER RECORDING THIS  
INSTRUMENT SHOULD BE SENT TO:**

Pipovic Law Group, Ltd.  
8501 W. Higgins Rd. #603  
Chicago, IL 60631

Send subsequent tax bills to:

KYLE SCHAMER and ASHLEY HAYES  
1618 N. Bosworth Ave., Unit 25  
Chicago, IL 60642

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office

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## Exhibit A

### PARCEL 1:

UNIT 2S IN THE 1618 N. BOSWORTH CONDOMINIUM, AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 44 AND 45 IN BLOCK 2 IN CHICAGO DISTILLERY CO.S SUBDIVISION OF BLOCK 19 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM FOR THE 1618 N. BOSWORTH CONDOMINIUM DATED FEBRUARY 20, 2018 AND RECORDED MARCH 6, 2018 AS DOCUMENT NO 1806529118, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-2S, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 1806529118.

Parcel ID(s): 14-32-312-031 AND 14-32-312-032 (UNDERLYING)