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Palatine, IL 60074

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Doc# 1818055085 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/29/2018 02:41 PM PG: 1 OF 5

**WARRANTY DEED**

1 of 2 PT18-46243

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:

**CORY CHRISTMAS**

of Chicago, IL

a single man, 71 W Hubbard St, Apt 4303 Chicago, IL 60654

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 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.

\* \* of 425 Huehl Rd, Suite 4B, N. Brook, IL 60062

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 1N and Parking P-1N,  
CHICAGO, IL 60642

Dated this 6 day of June, 2018.

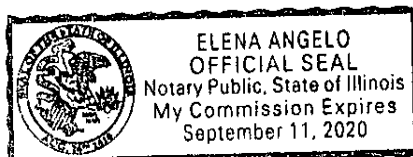
BORIS LEHTMAN, PRESIDENT & SECRETARY

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 6 day of June, 2018.



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:~~

Jason Chmielewski  
10 S. LaSalle, Suite 3500  
Chicago IL 60603

Send subsequent tax bills to:

D.  
CORY CHRISTMAS

1618 N. Bosworth, Unit 1N  
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.

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## Exhibit A

### PARCEL 1:

UNIT 1N IN THE 1618 N. BOSWORTH CONDOMINIUM, AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 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 A TO THE DECLARATION OF CONDOMINIUM FOR THE 1618 N. BOSWORTH CONDOMINIUM DATED FEBRUARY 20, 2018 AND RECORDED MARCH 6, 2018 AS DOCUMENT NO. 1006529118, 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-1N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 1086529118.

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**REAL ESTATE TRANSFER TAX**

21-Jun-2018



**CHICAGO:**

5,062.50

**CTA:**

2,025.00

**TOTAL:**

7,087.50

14-32-312-031-0000 | 20180601689385

0-627-268-896

\* 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-Jun-2018



COUNTY:  
ILLINOIS:  
TOTAL:

337.50  
675.00  
1,012.50

14-32-312-031-0000

20180601689385

1-790-886-688