

# UNOFFICIAL COPY



226NW513D13NB1/3  
Chicago Title Insurance Company

## Warranty DEED ILLINOIS STATUTORY

Doc#: 2213039226 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/10/2022 11:19 AM Pg: 1 of 2

Dec ID 20220501603789  
ST/CO Stamp 1-311-117-200 ST Tax \$156.50 CO Tax \$78.25  
City Stamp 1-301-352-336 City Tax: \$1,643.25

THE GRANTOR(S), Curt J. Karas and Nelda J. Karas, husband and wife, of Sugar Grove, Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Jennifer Michelle Rosser, a single woman of Chicago, IL, to have and to hold the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 2001, TOGETHER WITH THE RIGHT TO USE PARKING SPACE P-204, 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 VACATED SCHOOL TRUSTEES' SUBDIVISION BETWEEN SAID LOTS IN SCHOOL TRUSTEES 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 RECORDED AS DOCUMENT NUMBER 25120912 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**SUBJECT TO: Covenants, conditions and restrictions of records, special taxes or assessments for improvements not yet completed, any confirmed special tax or assessment, general real estate taxes not yet due and payable at the time of closing including taxes which may accrue by reason of new or additional improvements during the years**

Permanent Real Estate Index Number(s): 14-16-300-032-1017

Address of Real Estate: 4343 N. Clarendon Ave., Unit 2001, Chicago, IL 60613

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Dated this 14th day of April, 2022.

**X** Curt J. Karas  
Curt J. Karas

**X** Nelda J. Karas  
Nelda J. Karas

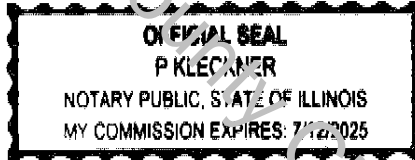
STATE OF ILLINOIS, COUNTY OF Kane ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Curt J. Karas and Nelda J. Karas**, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as her/his/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 14 day of April, 2022.

P Kleckner  
(Notary Public)

**Prepared By:**  
**MORTON RUBIN**  
Attorney at Law  
3330 Dundee Rd., Suite C-4  
Northbrook, IL 60062



**After Recording Mail To:**

JAMES H. MILLER JR. ESQ.  
641 W. LAKE ST. STE. 400  
CHICAGO, IL 60601

**Name and Address of Taxpayer:**  
Jennifer Michelle Rosser  
4343 N. Clarendon Ave., Unit 2001, Chicago, IL 60613