

# UNOFFICIAL COPY

Doc#: 2213121231 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/11/2022 09:21 AM Pg: 1 of 2

**After recording return to:**  
Kyle Hermes and Adam Pertunen  
4343 N. Clarendon Ave., Unit 2102  
Chicago, IL 60613

Dec ID 20220501610938  
ST/CO Stamp 0-089-165-712 ST Tax \$259.00 CO Tax \$129.50  
City Stamp 1-489-325-968 City Tax: \$2,719.50

**Mail tax bill to:**  
Kyle Hermes and Adam Pertunen  
4343 N. Clarendon Ave., Unit 2102  
Chicago, IL 60613

## Warranty Deed

22629144-IL lot 2

THE GRANTOR(S), **JOHN MCCORMACK**, an unmarried man, of 9415 W. 81<sup>st</sup> Avenue, Arvada, Colorado, 80005 for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **KYLE HERMES AND ADAM PERTUNEN**, OF

*Above Space for Recorder's Use Only*

IL  
as joint tenants  
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1:**  
UNIT 2102 IN THE BOARDWALK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1, 2, 3 11, 12, 13, 14, 15 AND 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 DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25120912, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


**PARCEL 2:**  
THE RIGHT TO THE EXCLUSIVE USE AND POSSESSION OF PARKING SPACE 107, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 25120912 AND AMENDED BY DOCUMENT 99851377, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-16-300-032-1043  
Address of Real Estate: 4343 N. Clarendon Ave., Unit 2102, Chicago, IL 60613

hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. SUBJECT TO, if any: 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.

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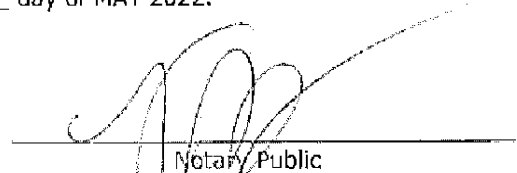
Dated this 2nd day of May, 2022.

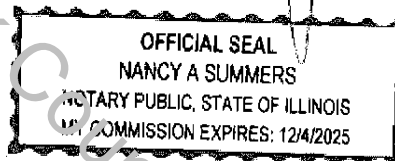
 (SEAL)  
JOHN MCCORMACK

State of Illinois )  
                                  ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN MCCORMACK, 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 2nd day of MAY 2022.

  
Notary Public



THIS INSTRUMENT PREPARED BY: **Nancy A. Summers, 100 S. State Street, Suite 424, Chicago, IL 60603**