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ATC-441689 13

Doc#: 2309325136 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/03/2023 02:11 PM Pg: 1 of 4

PREPARED BY:
Robert A. Horwitz
218 N. Jefferson St. Suite 401
Chicago, IL 60661

Dec ID 20230301664999
ST/CO Stamp 0-414-689-488 ST Tax \$155.00 CO Tax \$77.50
City Stamp 1-790-617-808 City Tax: \$1,627.50

MAIL TAX BILL TO:
Christopher M. Fox
4343 N. Clarendon Ave. #1604
Unit Apt. 1604, Chicago, IL, 60613-1586

MAIL RECORDED DEED TO:
Christopher M. Fox
4343 N. Clarendon Ave. #1604
Unit Apt. 1604, Chicago, IL, 60613-1586

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Raffat Bano, an unmarried person, of Chicago, IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Christopher M. Fox, an unmarried person of 2315 N. Douglas Ave., Arlington Heights IL 60004-2570, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT NUMBER 1604 IN BOARDWALK CONDOMINIUM AS DELINEATED ON A 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 VACATED SCHOOL TRUSTEES' SUBDIVISION BETWEEN SAID LOTS IN SCHOOL TRUSTEES SUBDIVISION OF FRACUONAL 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 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25120912, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE NUMBER 231, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 25120912.

PIN: 14-16-300-032-1088

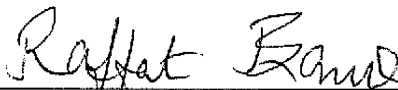
Address: 4343 N. Clarendon Ave., Unit Apt. 1604, Chicago, IL, 60613-1586

Subject, however, to the general taxes for the Second Installment of the year of 2022 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this 17th day of March, 2023

Acuity Title
5301 Dempster St., Suite 206
***** Skokie, IL 60077 *****



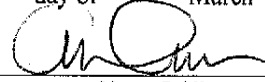
Raffat Bano

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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 Raffat Bano, personally known to me to be the same 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 his/her/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 notarial seal, this 17th day of March, 2023



Notary Public

My commission expires: 3/15/24

Exempt under the provision of paragraph _____



Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

24-Mar-2023



CHICAGO:	1,162.50
CTA:	465.00
TOTAL:	1,627.50 *

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

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REAL ESTATE TRANSFER TAX



24-Mar-2023

COUNTY: 77.50
ILLINOIS: 155.00
TOTAL: 232.50

14-16-300-032-1088

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