

# UNOFFICIAL COPY

Doc#: 2417724413 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/25/2024 2:00 PM Pg: 1 of 3

Dec ID 20240501617283  
ST/Co Stamp 0-994-741-552 ST Tax \$735.00 CO Tax \$367.50  
City Stamp 0-986-516-784 City Tax \$7,717.50

PT24-99177 1/2

## WARRANTY DEED

**Daniel J. Ori and Anne S. Gavin n/k/a Anne S. Ori**, husband and wife, 3417 North Bosworth Avenue, Unit 1, Chicago, IL 60657 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to ~~Alexander Gershteyn and Jess Blair~~, husband and wife, 3417 North Bosworth Avenue, Unit 1, Chicago, IL 60657 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*Aleksandr*

See attached legal description

Permanent Real Estate Index Number: 14-20-309-035-1001

Address of Real Estate: 3417 North Bosworth Avenue, Unit 1, Chicago, IL 60657

SUBJECT TO: 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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

PROPER TITLE, LLC

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Dated: 5/20, 2024

Daniel Ori  
Daniel J. Ori

Anne Ori  
Anne S. Gavin n/k/a Anne S. Ori

STATE OF IL )  
                                  ) SS)  
COUNTY OF Cook )

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Daniel J. Ori and Anne S. Gavin n/k/a Anne S. Ori are 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 20 day of May, 2024

[Signature]  
Notary Public

Commission expires: 07/13/2024



Prepared By:

Gregory A. Braun, Esq.  
Braun & Rich, PC  
4301 Damen Avenue  
Chicago, Illinois 60618

Return to after recording and  
Name and Address of Taxpayer:  
Alexandr Gershteyn and Jess Blair  
3417 North Bosworth Avenue  
Unit 1  
Chicago, IL 60657

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## EXHIBIT "A" / LEGAL DESCRIPTION

**Parcel 1:**

Unit number 1 in The 3417 North Bosworth Condominium, as delineated on a survey of the following described tract of land:

The South 10 feet of Lot 17 and the North 20 feet of Lot 18 in Block 6, in Lake Park addition to Lakeview in Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number 0515934089; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**Parcel 2:**

The exclusive right to the use of Parking Space P-3, a limited common element for the benefit of Unit number 1 as assigned in the first amendment recorded as document number 0817533105.

Property of Cook County Clerk's Office