

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 1421850020 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/06/2014 07:39 AM Pg: 1 of 3

THE GRANTOR, **WALLEN DEVELOPMENT GROUP LLC**, an Illinois Limited Liability Company, 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:

TATYANA VERKHOLAZ,  
of Skokie, Illinois

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 2013 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 10-36-300-018-0000  
Address of Real Estate: 3148 W. WALLEN AVENUE, CHICAGO, IL 60645

Dated this 18 day of June, 2014.

  
\_\_\_\_\_  
GARY BEYER, Member

STATE OF ILLINOIS }  
LAKE } SS.  
COUNTY OF COOK }

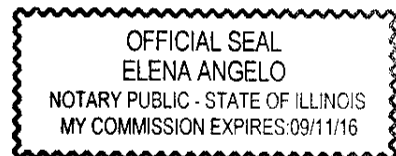
Return to:  
PROPER TITLE, LLC  
400 Skokie Blvd Ste. 380  
Northbrook, IL 60062  
182  
PT14-00900

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GARY BEYER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 18 day of June, 2014.

S  
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\_\_\_\_\_  
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:~~

TATYANA VERKHOLAZ  
3148 W. WALLEN AVE.  
CHICAGO, IL 60645

Send subsequent tax bills to:

TATYANA VERKHOLAZ  
3148 W. WALLEN AVENUE, CHICAGO, IL  
60645

City of Chicago  
Dept. of Finance  
67-212



Real Estate  
Transfer  
Stamp  
**\$4,662.00**

7/24/2014 11:51  
dr00347

Batch 8,542,625

STATE OF ILLINOIS



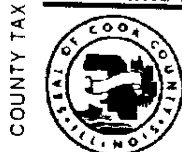
AUG.-5.14

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000004160

REAL ESTATE TRANSFER TAX
0044400
FP 10305

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG.-5.14

REVENUE STAMP

# 0000004085

REAL ESTATE TRANSFER TAX
0022200
FP 103048

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Dmitriy Meleshko

As an Agent for Fidelity National Title Insurance Company

200 Milwaukee Ave # 300 Buffalo Grove, Illinois 60089

Commitment Number: PT14\_00900AA4

## SCHEDULE C

### PROPERTY DESCRIPTION

Property commonly known

as:

3148 W. WALLEN AVE.

CHICAGO, IL 60645

Cook County,

The land referred to in this Commitment is described as follows:

#### PARCEL 1:

LOT 2 IN REGENTS PARK SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 A OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 5, 2003 AS DOCUMENT NUMBER 0321718075, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER AND UPON W. W ALLEN AVENUE (PRIVATE STREET) FOR THE BENEFIT OF LOTS DESCRIBED IN PARCEL 1 AS SET FORTH IN THE PLAT OF REGENTS PARK SUBDIVISION RECORDED AUGUST 5, 2003 AS DOCUMENT NUMBER 0321718075.

#### PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF LOTS 1, 2, AND 8 DESCRIBED IN PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE GRANT OF EASEMENT RECORDED JUNE 3, 2004 AS DOCUMENT NUMBER 0415533188, OVER A PARCEL OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 2 (EXCEPT THE WEST 66.00 FEET THEREOF) IN THE SUBDIVISION OF THE WEST 1/2 (IN AREA) OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS BEGINNING AT INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF LOT 2 AFORESAID; THENCE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF NORTH KEDZIE AVENUE, 16.01 FEET TO A LINE 16.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS EAST, ALONG AFORESAID PARALLEL LINE, 330.00 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 25 SECONDS WEST 16.01 FEET TO THE SOUTH LINE OF LOT 2 AFORESAID; THENCE SOUTH 89 DEGREES 50 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 2 AFORESAID, 330.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 10-36-300-018-0000