

# UNOFFICIAL COPY



1504426006

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1504426006 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2015 09:40 AM Pg: 1 of 3

CT155A 821914LP

THE GRANTOR, **IDAMARISA DEFILY**, *formerly known as Idamarisa Spizzirri, married to James DeFily*, of 463 Graceland Ave., Unit 402, Des Plaines, Illinois 60016, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to GRANTEES, **PAVLO MNYKH and GALVINA MNYKH**, *Husband and Wife*, of 2050 N. 18<sup>th</sup> Avenue, Apt. 3B, Melrose Park, Illinois 60160, not as Joint Tenants or Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\*GALYNA

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

Permanent Real Estate Index Number: 09-17-402-176-1010

Address of Premises: 463 Graceland Ave., Unit 402, Des Plaines, Illinois 60016

Hereby releasing all homestead rights.

SUBJECT TO THE FOLLOWING, IF ANY: General real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, including condominium or homeowner's declaration; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

S Y  
P 3  
S N  
SC Y  
INT

SE  
REAL ESTATE TRANSFER TAX \$ 2.00 PER \$1,000.00  
NO. 55869 # 402  
01 26 15 463 GRACELAND  
CITY OF DES PLAINES

[SIGNATURE PAGE TO FOLLOW]

### REAL ESTATE TRANSFER TAX

09-Feb-2015



COUNTY:	63.75
ILLINOIS:	127.50
TOTAL:	191.25

09-17-402-176-1010 | 20150101658907 | 0-926-576-256

Box 333-CT

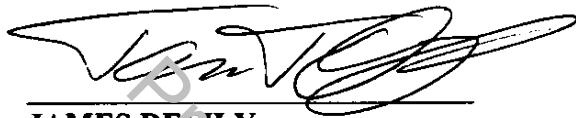
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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal as of this 25 day of January, 2015.



**IDAMARISA DEFILY**

*formerly known as Idamarisa Spizzirri*



**JAMES DEFILY**

*signing solely for the purpose of waiving homestead*

STATE OF ILLINOIS

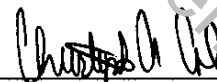
ss.

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Idamarisa DeFily, f/k/a Idamarisa Spizzirri and James DeFily, personally known to me to be the 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.

Given under my hand and official seal this 25 day of January, 2015.



  
(Notary Public)

**Prepared by:**

Christopher A. Cali, Esq.  
Latimer LeVay Fyock LLC  
55 West Monroe Street  
Suite 1100  
Chicago, Illinois 60603

**After Recording Mail To:**

Alicja M. Sroka, Esq.  
Alicja M. Sroka & Associates, P.C  
114 Higgins Road  
Park Ridge, Illinois 60068

**Name and Address of Taxpayer:**

P. Mnykh and G. Mnykh  
463 Graceland Ave., Unit 402  
Des Plaines, Illinois 60016

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

UNIT NO. 402 IN THE GRACE MANOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY FOR THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE; THE NORTHERLY 75 FEET MEASURED ON THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  AFORESAID 570 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  AFORESAID; THENCE SOUTH 63 DEGREES 30 MINUTES, EAST 158 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  AFORESAID; 279.23 FEET; THENCE NORTH 83 DEGREES 30 MINUTES, WEST 158 FEET TO A POINT IN THE WEST LINE OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  AFORESAID 279.23 FEET NORTH OF A POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$ , AFORESAID 279.23 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART OCCUPIED BY GRACELAND AVENUE) EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 86581946, IN COOK COUNTY, ILLINOIS .

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 9 LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 86581946.

Permanent Real Estate Index Number: 09-17-402-176-1010

Address of Premises: 463 Graceland Ave., Unit 402, Des Plaines, Illinois 60016