

UNOFFICIAL COPY

WARRANTY DEED



1521510095

Doc#: 1521510095 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2015 12:23 PM Pg: 1 of 2

THE GRANTORS, BRIAN K. COHEN
and **LYUDMILA A. COHEN**, married
to each other, of the City of Buffalo
Grove, County of Lake, State of Illinois,
for and in consideration of \$10.00 and
other good and valuable consideration,
receipt whereof is hereby acknowledged,
do **CONVEY** and **WARRANT** to
ALEKSANDR FUKS and **ALEXANDRA**
FUKS, married to each other, residing at
1069 W. 14th Place, Chicago, IL 60608,
the following described Real Estate situated in the County of Cook, in the State of Illinois, to have and to hold
as tenants by the entirety, to wit:

PARCEL 1: Unit Number 1334D in **FILM WORKS II CONDOMINIUM** as delineated on a survey of the
following described Parcel of Real Estate: the East 52.00 feet of Lot 2 (except the North 16.89 feet thereof);
together with the East 52 feet of Lots 3 and 4, all in Block 10 in Assessor's Division of part of the Northwest
Fractional 1/4 of Section 22, Township 39 North, Range 14 east of the Third Principal Meridian, also the East
52 feet of Lot 36 in Harrington's Addition to Block 17 in Assessor's Division in Section 22, Township 39
North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois. *Legal Description Continued
on reverse side*

Which survey is attached as an exhibit to the Declaration of Condominium Recorded January 5, 1998 as
Document 98006589 Together with its undivided percentage interest in the common elements.

PARCEL 2: Easement for the benefit of Parcel 1 for ingress and egress as created by Declaration of Easements
Recorded June 12, 1995, as Document 95380567.

Commonly known as Unit 1334D, 1334 S. Wabash, Chicago, IL 60605
Permanent Index Number 17-22-103-054-1004

S X
P 2
S N
3C Y
INT 17

To have and to hold as tenants by the entirety.


THIS IS NOT HOMESTEAD PROPERTY.

Subject to: General real estate taxes not due and payable on the date of this deed; covenants, conditions and
restrictions of record; zoning ordinances, roads & highways, if any; building lines and easements which do not
interfere with the current use and enjoyment of the property; the Film Works II Declaration of Condominium;
and the Condominium Property Act of the State of Illinois.

DATED this 19th day of June, 2015.



LYUDMILA A. COHEN (SEAL)



BRIAN K. COHEN (SEAL)

This instrument prepared by WAYNE PETERS, 1204 West Chase, Ste. 1N, Chicago, IL 60626

FIRST AMERICAN TITLE order # 2651556
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LYUDMILA A. COHEN and BRIAN K. COHEN, 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.

Given under my hand and official seal, this 19th day of June, 2015.



[Handwritten Signature]

Notary Public

Mail to:

David Cudnowski
Attorney at Law
Suite 2302
330 North Wabash
Chicago, IL 60611

Send Subsequent Tax Bills To:


Aleksandr Fuks
1334D
1334 S. Wabash Avenue
Chicago, IL 60605



Legal Description Continued From Page 1, reverse side herof.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 1 AS LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AS SURVEY ATTACHED THERETO.

Permanent Index #'s: 17-22-103-054-1004 Vol. 0512

Property Address: 1334 South Wabash Avenue, #D, Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX		22-Jul-2015
	CHICAGO:	2,767.50
	CTA:	1,107.00
	TOTAL:	3,874.50
17-22-103-054-1004 20150601698404 0-520-117-120		

REAL ESTATE TRANSFER TAX		22-Jul-2015
	COUNTY:	184.50
	ILLINOIS:	369.00
	TOTAL:	553.50
17-22-103-054-1004 20150601698404 0-474-979-200		