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Doc#: 1603419093 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2016 02:20 PM Pg: 1 of 4

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Alexander Bednyak and Yeva Bednyak
115 Prairie Park
Unit 412
Wheeling, IL 60090

(The Above Space for Recorder's Use Only)

**THE GRANTORS ALEXANDER BEDNYAK AND YEVA BEDNYAK, Husband and
Wife, AS TENANTS BY THE ENTIRETY**

for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and
valuable considerations in hand paid, CONVEY AND WARRANT to
LYUDMYLA SELINA
(Grantee's Address)

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 03-02-100-062-1159 and 03-02-100-074-1291

Property Address: 40 Prairie Park Drive, Unit 311, Wheeling, IL 60090

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility
easements and roads and highways, general taxes for the year 2015 and subsequent years
including taxes which may accrue by reason of new or additional improvements during the
year(s).

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

VILLAGE OF
WHEELING
ILLINOIS
Real Estate Transfer Approved
Initials MB Date 1/17/16

PA

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Dated this 24 day of December, 2015.

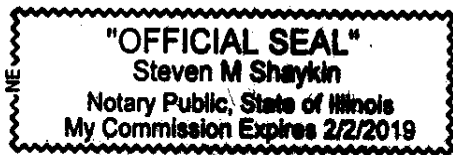
Alexander Bednyak (Seal)
Alexander Bednyak

Yeva Bednyak (Seal)
Yeva Bednyak

STATE OF ILLINOIS)
COUNTY OF Cook) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ALEXANDER BEDNYAK AND YEVA BEDNYAK, Husband and Wife, AS TENANTS BY THE ENTIRETY, 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 in the instrument as 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 24 day of December, 2015.



Steven M. Shaykin
Notary Public

THIS INSTRUMENT PREPARED BY
Law Offices of Steven M. Shaykin
5105 Tollview Drive, Suite 265
Rolling Meadows, IL 60008

MAIL TO:

Shvartsman Law Office
400 Skokie Boulevard
Suite 220
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Lyudmyla Selina
40 Prairie Park Drive
Unit 311
Wheeling, IL 60090

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 2-311 AND P-2-84 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE PARK AT WHEELING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0506203148, AS AMENDED FROM TIME TO TIME, IN THE NORTH 1/2 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

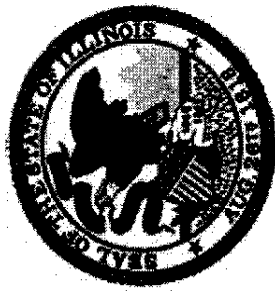
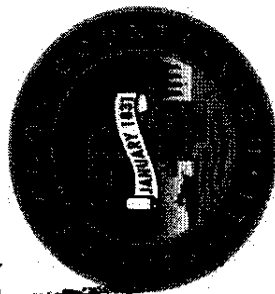
PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2-84 A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

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REAL ESTATE TRANSFER TAX

03-Feb-2016



COUNTY:

132.50

ILLINOIS:

265.00

TOTAL:

397.50

03-02-100-062-1159

20160101657479

0-256-184-896

Property of Cook County Clerk's Office