

# UNOFFICIAL COPY



Doc#: 1612613015 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/05/2016 09:07 AM Pg: 1 of 4

**WARRANTY DEED**  
STATE OF ILLINOIS

*Above Space for Recorder's Use Only*

THE GRANTOR, **KIM K. DIXON**, AN UNMARRIED WOMAN, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO **MICHAEL KOVELMAN AND YELENA KOVELMAN, AND RENATA PERELMAN**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: **655 WEST IRVING PARK ROAD, UNIT 1815, CHICAGO, ILLINOIS 60613**  
PERMANENT INDEX NUMBER(S): **14-21-101-054-1270**

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTOR; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: 4.10.16

*Kim K Dixon* (SEAL)  
**KIM K. DIXON**

16WSA 10275/NA  
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Chicago Title  
BOX 334 CTI

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## CHICAGO TITLE INSURANCE COMPANY

### STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES

Commitment No. 16WSA102791NA

Loan No. \_\_\_\_\_

Date: \_\_\_\_\_

To the best of knowledge and belief of the undersigned, the following is hereby certified with respect to the land described in the above commitment.

1. That, except as noted at the end of this paragraph, within the last six (6) months a) no labor, service or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; b) nor have any goods, chattels, machinery, apparatus or equipment been attached to the land or building(s) thereon, as fixtures; c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus or equipment which are to be completed subsequent to the date hereof; d) nor have any notices of lien been received, except the following, if any:  
\_\_\_\_\_ none \_\_\_\_\_
2. There are no revolving credit mortgages, line of credit mortgages, home equity loan mortgages or other voluntary liens or mortgages affecting the, other than those shown on Schedule B of the commitment, except the following, if any:  
\_\_\_\_\_ none \_\_\_\_\_
3. That all management fees, if any, are fully paid, except the following:  
\_\_\_\_\_ none \_\_\_\_\_
4. That there are no unrecorded security agreements, leases, financing statements, chattel mortgages or conditional sales agreements in respect to any appliances, equipment or chattels that have or are to become attached to the land or any improvements thereon as fixtures, except the following, if any:  
\_\_\_\_\_ none \_\_\_\_\_
5. That there are no unrecorded contracts or options to purchase the land, except the following, if any:  
\_\_\_\_\_ none \_\_\_\_\_
6. That there are no unrecorded leases, easements or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any:  
\_\_\_\_\_ none \_\_\_\_\_
7. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers of pledge thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.
8. That I/we am/are the purchaser(s) or mortgagor(s) of land improved with a residential dwelling not exceeding four units, and no current survey or mortgagee's inspection report is has been furnished to or is available to me/us. **(Delete statement if not applicable.)**

The undersigned makes the above statement for the purpose of inducing Chicago Title Insurance Company to issue its owners or loan policy pursuant to the above commitment.

**Seller or Owner**

KIM K. DIXON

**Purchaser**

(Seal)

MICHAEL KOVELMAN AND YELENA KOVELMAN

### LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on \_\_\_\_\_. You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated

March 22, 2016

Signature

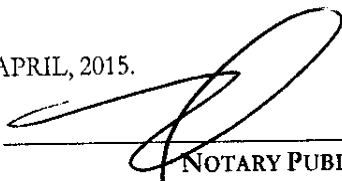
Kim K Dixon

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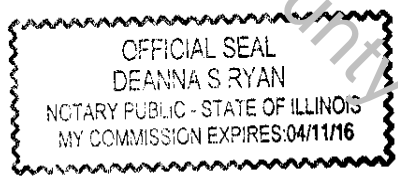
STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )



I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **KIM K. DIXON**, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SELLER SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S 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 10 DAY OF APRIL, 2015.

  
 \_\_\_\_\_  
 NOTARY PUBLIC


MY COMMISSION EXPIRES: April 19



REAL ESTATE TRANSFER TAX		02-May-2016
	COUNTY:	77.50
	ILLINOIS:	155.00
	<b>TOTAL:</b>	<b>232.50</b>

14-21-101-054-1270 | 20160301678925 | 2-001-482-048

This Instrument was Prepared By:  Ryan Law Group, Ltd.  1121 West Wrightwood  Chicago, Illinois 60614	Send Subsequent Tax Bills to:  Michael Kovelman and Yelena Kovelman  655 W. Irving Park, Unit <del>1815</del> <u>2204</u>  Chicago, IL 60613	After Recording Mail To:  PERRY PERELMAN PO BOX 64600 CHICAGO, IL 60664
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REAL ESTATE TRANSFER TAX		02-May-2016
	CHICAGO:	1,162.50
	CTA:	465.00
	<b>TOTAL:</b>	<b>1,627.50 *</b>

14-21-101-054-1270 | 20160301678925 | 0-318-845-248

\* Total does not include any applicable penalty or interest due.

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## LEGAL DESCRIPTION

Order No.: 16WSA102791NA

**For APN/Parcel ID(s): 14-21-101-054-1270**

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UNIT 1815 IN PARK PLACE TOWER I, A CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0011020878, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office