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16PSA22200527 sk  
WARRANTY DEED 2/2

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Doc#. 1619355092 Fee: \$70.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2016 09:13 AM Pg: 1 of 2  
  
Dec ID 20160601626064  
ST/CO Stamp 0-923-413-824 ST Tax \$63.00 CO Tax \$31.50  
City Stamp 0-703-540-544 City Tax: \$661.50

THE GRANTORS, Robert J. Saqueton and Kenneth A. Jones, being married to each other, both of the City of Evanston, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration convey and warrant to Pavel Kushpeta, a married man, married to Victoria Yanuchkouskaya, both of the City of Chicago, State of Illinois, in Fee Simple, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

~~UNIT 2C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CASA BONITA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION AS RECORDED AS DOCUMENT NO. 2281677, IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS~~ SEE ATTACHED

Commonly Known as: 7340 N Ridge Blvd., Unit 2-C, Chicago, IL 60645

Cook County Pin: 11 30 307 207 1006

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estet taxes not due and payable at the time of Closing.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 30 day of June, 2016

Signed: [Signature]  
Robert J. Saqueton

Signed: [Signature]  
Kenneth A. Jones

STATE OF ILLINOIS  
COUNTY OF COOK ss.

STATE OF ILLINOIS  
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert J. Saqueton personally known to me to be the person whose name is subscribed to this Warranty Deed, 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.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kenneth A. Jones personally known to me to be the person whose name is subscribed to this Warranty Deed, 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 30<sup>th</sup> day of June, 2016.

Given under my hand and official seal, this 30<sup>th</sup> day of June, 2016.

[Signature] (Notary Public)

[Signature] (Notary Public)

"OFFICIAL SEAL"  
John Patrick Donnell  
Notary Public, State of Illinois  
My Commission Expires 5/9/2017

"OFFICIAL SEAL"  
John Patrick Donnell  
Notary Public, State of Illinois  
My Commission Expires 5/9/2017

Prepared By: John Patrick Donnell, John Patrick Donnell and Associates, 400 E Randolph St., Chicago, IL 60601-7429

Mail To:  
Dmitriy Meleshko, Attorney at Law  
425 Huehl Rd, #4B  
Northbrook, IL 60062

Name and Address of  
Taxpayer/Address of Property:  
Pavel Kushpeta  
7340 N Ridge Blvd., #2-C  
Chicago, IL 60645

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## LEGAL DESCRIPTION

Order No.: 16PSA222005LP

For APN/Parcel ID(s): 11-30-307-207-1006

UNIT NUMBER 2-C IN THE CASA BONITA CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE HEREINAFTER REFERRED TO AS 'PARCEL': LOT 6 EXCEPT THE EAST 7 FEET THEREOF TAKEN FOR WIDENING OF RIDGE AVENUE AND EXCEPT THE SOUTH 70 FEET THEREOF MEASURED ON THE WEST LINE IN THE COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 30 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LOT A EXCEPT THE SOUTH 70 FEET THEREOF IN RIDGE HEIGHTS, A SUBDIVISION OF LOT 7 EXCEPT THE WEST 541 FEET THEREOF IN THE COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 5, 1974 AND KNOWN AS TRUST NUMBER 32653, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22814877, TOGETHER WITH ITS UNDIVIDED 1 PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office