

UNOFFICIAL COPY

PREPARED BY:

John T. Clery, PC
1515 E. Woodfield Rd, Suite 830
Schaumburg, IL 60173

MAIL TAX BILL TO:

Mariya Ivasyutyn and Oleg Ivasyutyn
701 Limerick Lane
Schaumburg, IL 60193

MAIL RECORDED DEED TO:

Yelena Shvartsman
400 Skokie Blvd., Ste. 220
Northbrook, IL 60062



Doc#: 1619619057 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2016 09:36 AM Pg: 1 of 2

160254203528

1/1

WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL (Illinois)

THE GRANTOR(S), Illinois Avenue LLC 1, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Mariya Ivasyutyn and Oleg Ivasyutyn, of 419 Burnley Circle, Schaumburg, Illinois 60193, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

UNIT I-D 701 OF THE LAKEWOOD CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF A PART OF LOT 16131 IN SECTION 2, WEATHERSFIELD UNIT 16 BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 30, 1979 AND KNOWN AS TRUST 46156 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25252295 AS AMENDED FROM TIME TO TIME; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE OF THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THROUGH CONVEYED HEREBY.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 07-27-102-020-1346

Commonly known as: 701 Limerick Lane, Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
29462 \$73.00

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 27th day of June, 2016.

Illinois Avenue LLC 1

REAL ESTATE TRANSFER TAX		05-Jul-2016
	COUNTY:	36.50
	ILLINOIS:	73.00
	TOTAL:	109.50

07-27-102-020-1346 | 20160601623972 | 0-636-685-632

By X Royal Hartwig
Royal Hartwig, Authorized Member or Manager

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ALBA, INC.

UNOFFICIAL COPY

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Royal Hartwig, personally known to me to be the Authorized Member or Manager of Illinois Avenue LLC 1, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

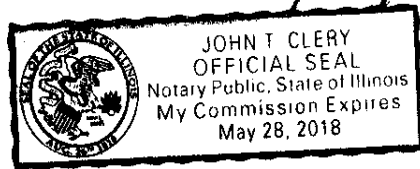
Given under my hand and notarial seal, this 27th day of June, 2016

[Handwritten Signature]

Notary Public

My commission expires: 5/28/18

Exempt under the provisions of paragraph _____.



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