

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 1625255266 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/08/2016 02:29 PM Pg: 1 of 3

THE GRANTORS, VICTOR KUPCHENKO AND ELENA KUPCHENKO, HUSBAND AND WIFE, of the city of WHEELING, County of COOK, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

**ALENA MANUKOVA**

of the city of Lincolnshire, Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws\*\* of the State of Illinois TO HAVE AND TO HOLD, said premises forever.

Permanent Index Number(s): 03-12-302-169-0000  
Address of the Real Estate: 458 HARMONY DRIVE, WHEELING, IL 60090

DATED this 30 day of August, 2016

\_\_\_\_\_  
VICTOR KUPCHENKO

\_\_\_\_\_  
ELENA KUPCHENKO

Return to:  
**Proper Title, LLC**  
1530 E. Dundee Rd. Ste. 250  
Plainfield, IL 60074  
1072 PTH-31958

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 VICTOR KUPCHENKO AND ELENA KUPCHENKO, 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 this said 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 official seal, this 30 day of Aug, 2016.

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



This instrument prepared by: Shvartsman Law Office, 400 Skokie Blvd, Suite 220, Northbrook, Illinois 60062.

~~AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:~~ \_\_\_\_\_

Send subsequent tax bills to: Alena Manukova  
458 Harmony Dr. Wheeling  
IL 60090

**WHEELING**  
Real Estate Transfer Approved  
Initials: ML Date: 8-30-16  
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

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## LEGAL DESCRIPTION

of premises commonly known as 458 HARMONY DRIVE, WHEELING, IL 60090

**PARCEL 1:**

BUILDING 31 UNIT 6 IN HARMONY VILLAGE, BEING A SUBDIVISION IN SECTIONS 11 AND 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 2, 1973, AS DOCUMENT NUMBER LR 2720033 AND SURVEYOR'S CERTIFICATE OF CORRECTION REGISTERED ON JUNE 6, 1979, AS DOCUMENT NUMBER LR 3095986, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 15, 1972, KNOWN AS TRUST NUMBER 60448, DATED AUGUST 2, 1973, AND RECORDED OCTOBER 2, 1973, AS DOCUMENT NUMBER 22498972 AND ALSO FILED AS DOCUMENT LR 2720034 AND AS CREATED BY THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 60448 TO BLANCHE E. KIRIAN DATED NOVEMBER 16, 1976 AND RECORDED AS DOCUMENT NUMBER 23774915 AND FILED AS DOCUMENT NUMBER LR 2916792, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

**PIN: 03-12-302-169-0000**

**SUBJECT TO:**

covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate for 2015 and subsequent years.

Office of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

30-Aug-2016



COUNTY:

97.50

ILLINOIS:

195.00

TOTAL:

292.50

03-12-302-169-0000

20160701628095

1-013-304-128

31958

Property of Cook County Clerk's Office