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Doc#: 1705822010 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/27/2017 09:16 AM Pg: 1 of 3

Dec ID 20170201609611
ST/CO Stamp 1-216-803-520 ST Tax \$353.00 CO Tax \$176.50
City Stamp 1-351-021-248 City Tax: \$3,706.50

WARRANTY DEED
ILLINOIS STATUTORY
AG 17006041L AW
The Grantor, NIKOLAY N. PIMSHIN,
now known as NICK PIMSHIN, a
married man, of 340 South Lemon,
Unit 3213, Walnut, California 91789,
for and in consideration of Ten
(\$10.00) dollars, and other good and
valuable consideration in hand paid,
Conveys and Warrants to ERIK J
MOTHERSBAUGH and HOLLY
O'HERN as Joint Tenants with right of
survivorship of 1534 Wes Thomas,
Unit 2, Chicago, Illinois 60647, the
following described Real Estate
situated in the County of Cook in the
State of Illinois, to wit:

Tenants by the Entirety NOT

*Not as Tenants
in common*

THIS IS NOT HOMESTEAD PROPERTY

** Husband & wife*

LEGAL ATTACHED

SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements, provided they do not interfere with the current use and enjoyment of the Real Estate; public and utility easements; existing leases and tenancies; general real estate not yet due at the time of closing.

Terms, provisions, covenants and conditions of the Declaration of Condominium; Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easement established by or implied from the Declaration of Condominium; Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements if any; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium, Covenants, Conditions and Restrictions.

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

PIN: 17-05-301-058-1002
ADDRESS: 1534 West Thomas, Unit 2, Chicago, Illinois 60642

Dated this 10 day of February, 2017.

NP
Nikolay N. Pimshin, now known as

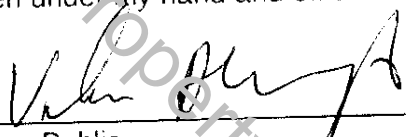
[Signature]
Nick Pimshin

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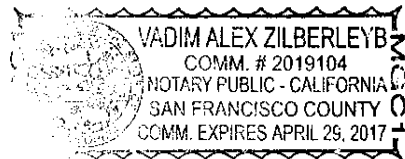
STATE OF California, COUNTY OF San Mateo

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, Certify that NIKOLAY N. PIMSHIN, now known as NICK PIMSHIN, a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 10 day of February, 2017



Notary Public



Prepared By: Simon Edelstein 773-348-6436
939 West Grace
Chicago, Illinois 60613

Mail To:
~~Mohamoud F El-Khatib 312-775-0980
218 North Jefferson
Suite 103
Chicago, Illinois 60661~~

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
319 W. ONTARIO ST. #200
CHICAGO, IL 60654**

Name & Address of Taxpayer:
ERIK J MOTHERSBAUGH and
HOLLY O'HERN
1534 West Thomas
Unit 2
Chicago, Illinois 60647

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EXHIBIT A

PARCEL 1:
UNIT 2 IN THE 1534 WEST THOMAS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 31 IN BLOCK 2 IN PAGE BROTHER'S SUBDIVISION OF BLOCK 15 AND THE NORTHWESTERLY 1/2 OF BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00627083, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF P-2, S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00627083.

PIN: 17-05-301-058-1002

Property of Cook County Clerk's Office