

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY

AG 1805560FL/AE

The Grantor, VADIM KULKIN married to OLGA KULKIN, and OLGA KULKIN, his wife of 561 Farrington Court, Buffalo Grove, Illinois 60089, for and in consideration of Ten (\$10.00) dollars, and other good and valuable consideration in hand paid, Conveys and Warrants to LIELA JOVER of 621 South Maple, Unit 206, Oak Park, Illinois 60304, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Doc#: 1822955067 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2018 10:06 AM Pg: 1 of 3

Dec ID 20180801652287  
ST/CO Stamp 0-061-628-192 ST Tax \$140.00 CO Tax \$70.00

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; 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:

ADDRESS: 9530 Lamon Avenue, Unit 317, Skokie, Illinois 70076

Dated this 28 day of July, 2018.



Vadim Kulkin



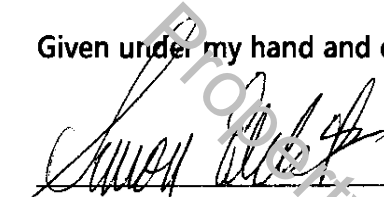
Olga Kulkin

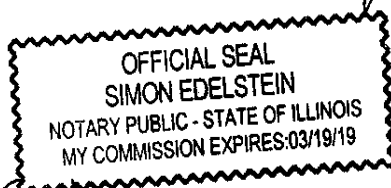
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STATE OF ILLINOIS, COUNTY OF hoke

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, Certify that VADIM KULKIN, married to Olga Kulkin, 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 the 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 29 day of July, 2018

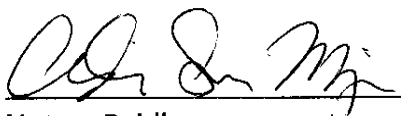
  
\_\_\_\_\_  
Notary Public

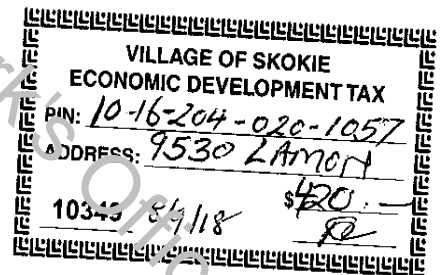
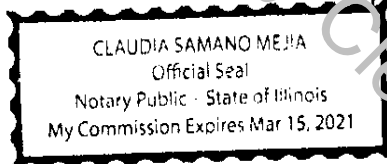


STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, Certify that OLGA KULKIN, married to Vadim Kulkin, 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 the 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 28 day of July, 2018

  
\_\_\_\_\_  
Notary Public



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

~~Mail To:~~  
~~Robert Kucaba 630-510-0100~~  
~~422 West Wesley~~  
~~Wheaton, Illinois 60187~~

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

Name & Address of Taxpayer:

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## EXHIBIT A

### PARCEL 1:

UNIT NUMBER 317, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST 33 RODS OF SAID NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST ON THE WEST LINE OF SAID EAST 33 RODS OF THE NORTHEAST 1/4, A DISTANCE OF 239.1 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 59.83 FEET FOR THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 189 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 66.5 FEET; THENCE SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 169.08 FEET; THENCE NORTH 15 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 79 FEET; THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 174.55 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.55 FEET; THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 174.55 FEET; THENCE NORTH 15 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79 FEET; THENCE SOUTH 75 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 169.08 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 66.5 FEET TO THE POINT OF BEGINNING,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766, AND NOT INDIVIDUALLY, FILED IN THE OFFICE OF THE REGISTRAR OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR 2654915,- TOGETHER WITH AN UNDIVIDED 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 OF CONDOMINIUM AND SURVEY) IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR PARKING OVER SPACE NUMBER 56, FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED OCTOBER 3, 1972 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OCTOBER 17, 1972 AS DOCUMENT NUMBER LR 2654915, AND AS CREATED BY DEED (OR MORTGAGE) FROM HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766 TO HYMAN LEO BRAMSON AND HANNAH BRAMSON, DATED MARCH 10, 1973 AND FILED APRIL 10, 1973 AS DOCUMENT NUMBER LR 2684859, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS DATED NOVEMBER 12, 1970 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES NOVEMBER 17, 1970 AS DOCUMENT NUMBER LR 2530976 AND AS CREATED BY DEED (OR MORTGAGE) FROM HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766 TO HYMAN LEO BRAMSON AND HANNAH BRAMSON, DATED MARCH 10, 1973 AND FILED APRIL 10, 1973 AS DOCUMENT NUMBER LR 2684859 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 10-16-204-020-1057