

UNOFFICIAL COPY

WARRANTY DEED

The Grantors, **VLADIMIR RIMBOYM** and **IRINA RIMBOYM**, husband and wife, of the City of Highland Park, County of Cook, and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to:



19134340130

Doc# 1913434013 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/14/2019 11:00 AM PG: 1 OF 4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

LANA PAULETTE RIMBOYM, unmarried, of 7061 N. Kedzie Avenue, Unit 814, Chicago, Illinois 60645, all interest in the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

PARCEL 1:

UNIT 8-14, AS SHOWN AND IDENTIFIED ON THE SURVEY OF THAT PART OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5, TOGETHER WITH ALL THAT PART OF VACATED N. ALBANY AVE. LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED W LUNT AVE. AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED W ESTES AVE; TOGETHER WITH ALL OF VACATED W LUNT AVE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVE AND TOGETHER WITH ALL OF VACATED W ESTES AVE LYING EAST OF THE EAST LINE OF SAID NORTH KEDZIE AVE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.43 FEET, TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET, TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS, INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT #20520335 AS AMENDED, TOGETHER WITH AN UNDIVIDED CERTAIN % INTEREST IN THE ABOVE DESCRIBED PREMISES, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN A DECLARATION OF EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE

JA

UNOFFICIAL COPY

THE NORTH LINE THEREOF OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED N ALBANY AVE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED LUNT AVE AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED W ESTES AVE TOGETHER WITH ALL OF VACATED W LUNT AVE LYING EAST OF THE EAST LINE OF N KEDZIE AVE AND TOGETHER WITH ALL OF VACATED W ESTES AVE LYING EAST OF THE EAST LINE OF KEDZIE AVE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.81 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

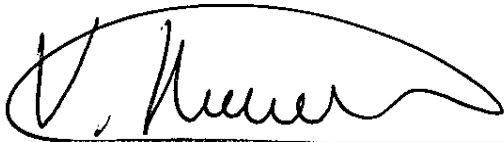
Permanent Real Estate Index Number: 10-36-100-018-1120

Commonly known as: 7061 N. Kedzie Avenue, Unit 814, Chicago, IL 60645

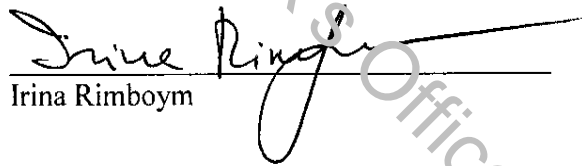
SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; and (b) covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD the said premises with the appurtenances, and the Grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, this Warranty Deed in Trust is dated as of the 30th day of April, 2019.

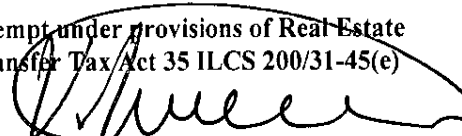


Vladimir Rimboym




Irina Rimboym



Exempt under provisions of Real Estate Transfer Tax Act 35 ILCS 200/31-45(e)



Vladimir Rimboym, a Grantor

Dated: April 30, 2019

| REAL ESTATE TRANSFER TAX | | 14-May-2019 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |
| 10-36-100-018-1120 20190501666347 1-934-495-648 | | |
| * Total does not include any applicable penalty or interest due. | | |

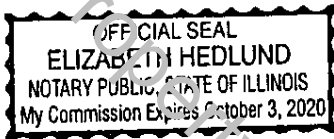
| REAL ESTATE TRANSFER TAX | | 14-May-2019 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 10-36-100-018-1120 20190501666347 1-600-059-296 | | |

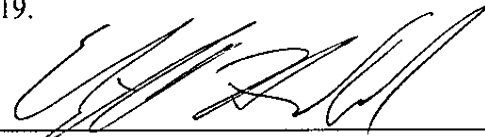
UNOFFICIAL COPY

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 VLADIMIR RIMBOYM and IRINA RIMBOYM, 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 a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30th day of April, 2019.





Notary Public

After Recording Mail to:

Jeffrey A. Zaluda, Esq.
Horwood Marcus & Berk Chartered
500 W. Madison Street, Suite 3700
Chicago, Illinois 60661

Send Subsequent Tax Bills to:

Lana Paulette Rimboym
7061 N. Kedzie Avenue, Unit 814
Chicago, IL 60645

This Instrument Was Prepared by:

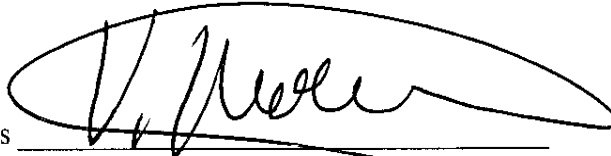
Jeffrey A. Zaluda, Esq.
Horwood Marcus & Berk Chartered
500 W. Madison Street, Suite 3700
Chicago, Illinois 60661

UNOFFICIAL COPY

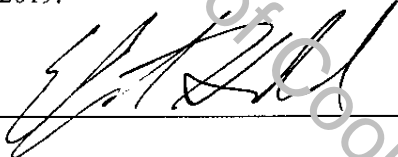
GRANTOR/GRANTEE STATEMENT

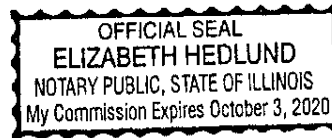
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 30, 2019.

Signatures 
Vladimir Rimboym, a Grantor

Subscribed and sworn to before me by the said Grantor this 30th day of April, 2019.

Notary Public 

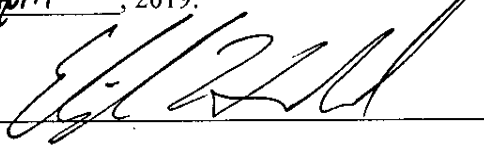


The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 30, 2019.

Signatures 
Lena Rayette Rimboym, Grantee

Subscribed and sworn to before me by the said Grantor this 30th day of April, 2019.

Notary Public 



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of the Illinois Real Estate Transfer Tax Act: 35 ILCS 200/Art. 31.)