

UNOFFICIAL COPY

Doc#: 1926246017 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/19/2019 09:30 AM Pg: 1 of 2

Dec ID 20190901690224
ST/CO Stamp 1-796-594-272 ST Tax \$172.00 CO Tax \$86.00

A19-2384 AB

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), **IHOR SOP YAK and OLESYA SOP YAK, husband and wife**, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO **BRENDAN FITZSIMONS**, a single man, the following described real estate, to-wit:

ITEM 1: UNIT 6E AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 27TH DAY OF AUGUST, 1973 AS DOCUMENT NUMBER 2713207.

ITEM 2: AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING PREMISES: THAT PART OF THE NORTH 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 01 DEGREES 59 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 815.99 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 81 DEGREES 23 MINUTES 40 SECONDS EAST, 178.00 FEET; THENCE SOUTH 08 DEGREES 36 MINUTES 20 SECONDS EAST, 95.33 FEET; THENCE SOUTH 81 DEGREES 23 MINUTES 40 SECONDS WEST, 75.00 FEET; THENCE SOUTH 08 DEGREES 36 MINUTES 20 SECONDS EAST, 107.26 FEET; THENCE SOUTH 77 DEGREES 18 MINUTES 10 SECONDS EAST, 137.26 FEET; THENCE SOUTH 12 DEGREES 41 MINUTES 50 SECONDS WEST, 96.00 FEET; THENCE NORTH 77 DEGREES 18 MINUTES 10 SECONDS WEST, 137.26 FEET; THENCE SOUTH 34 DEGREES 00 MINUTES 00 SECONDS WEST, 96.00 FEET; THENCE NORTH 56 DEGREES 00 MINUTES 00 SECONDS WEST, 96.00 FEET; THENCE NORTH 34 DEGREES 00 MINUTES 00 SECONDS EAST, 151.35 FEET; THENCE NORTH 08 DEGREES 36 MINUTES 20 SECONDS WEST, 121.35 FEET; THENCE SOUTH 81 DEGREES 23 MINUTES 40 SECONDS WEST, 7.00 FEET; THENCE NORTH 08 DEGREES 36 MINUTES 20 SECONDS WEST, 95.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s) 07-24-300-005-1025
Address of Real Estate: 101 Bar Harbour Rd, 6E, Schaumburg, IL 60193

Subject to the following restrictions: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 16 Day of September, 2019.

Ihor Sop Yak

Olesya Sop Yak

MJ 9-16-19
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
37412 \$172.00

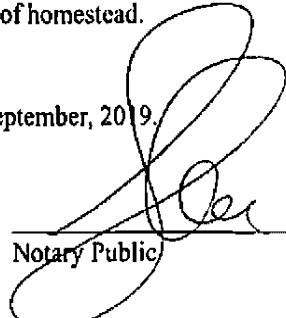
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STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Ihor Sop Yak and Olesya Sop Yak, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 16 day of September, 2019.



Notary Public



This Instrument was prepared by:
Conrad Skiba
6020 W. Higgins Road
Chicago IL 60630

Future Tax Bills to:
Brandon Fitzsimons
101 Bar Harbor Road, 6E
Schaumburg, IL 60193

After recording return document to:
Greg Ford
17 N. Van St.
Geneva, IL 60134

REAL ESTATE TRANSFER TAX



07-24-300-005-1025

17-Sep-2019
COUNTY: 88 00
ILLINOIS: 172 00
TOTAL: 258 00

| 20190901690224 | 1-796-594-272