

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

TENANCY BY ENTIRETY

FIRST AMERICAN TITLE
FILE # 2990849

Preparer File: 2990849
FATIC No.: 2990849



Doc# 1929410020 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/21/2019 10:28 AM PG: 1 OF 3

THE GRANTOR(S) Cynthea A. Gardner, a single woman, never married, of the City of Aurora, County of Kane, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Dmytro Marchenko, of 1110 Hassell Rd., Hoffman Estates, IL 60169, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK, in the State of IL, to wit:

*and ANA A. APOPI, a married couple,
AS TENANTS BY THE ENTIRETY Joint Tenants*
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; ~~public~~^{per} public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2019 and subsequent years

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

Permanent Real Estate Index Number(s): 07-33-104-043-0000 (Vol. 187)

Address(es) of Real Estate: 1265 Cranbrook Drive
Schaumburg, IL 60193

Dated this 27th day of September, 2019

Cynthea A. Gardner
Cynthea A. Gardner

MS 9-27-19
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
37519 \$189.00

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REAL ESTATE TRANSFER TAX 12-Oct-2019



COUNTY: 94.25
ILLINOIS: 188.50
TOTAL: 282.75

07-33-104-043-0000 | 20190901693685 | 0-739-489-376



First American
Title Insurance Company

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STATE OF ILLINOIS, COUNTY OF DePue SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Cynthea A. Gardner, a single woman, never married, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 27th day of September, 20 19.



[Signature]
Notary Public

Prepared by:
Donna Craft Cain, P.C.
3 East Park Boulevard
Villa Park, IL 60181

Mail to:
Waldemar Wyszynski
Wyszynski and Associates, P.C.
2500 Devon Ave., Suite 250
Des Plaines, IL 60018

Name and Address of Taxpayer:
Dmytro Marchenko
1265 Cranbrook Drive
Schaumburg, IL 60193

Cook County Clerk's Office



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Exhibit "A" – Legal Description

THAT PART OF LOT 3 IN WELLINGTON COURT, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1988 AS DOCUMENT 88598270 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3 IN WELLINGTON COURT; THENCE SOUTH 45 DEGREES 05 MINUTES 31 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 131.29 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 05 MINUTES 31 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 17.01 FEET; THENCE NORTH 46 DEGREES 27 MINUTES 51 SECONDS WEST 103.69 FEET TO A POINT ON A CURVE, BEING THE NORTHWESTERLY LINE OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING THE NORTHWESTERLY LINE OF LOT 3, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 280.00 FEET, HAVING A CHORD BEARING OF NORTH 51 DEGREES 39 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 17.18 FEET; THENCE SOUTH 46 DEGREES 27 MINUTES 51 SECONDS EAST 101.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

