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Doc#: 1936145071 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/27/2019 01:07 PM Pg: 1 of 4

WARRANTY DEED

Dec ID 20191201672226
ST/CO Stamp 1-333-169-504 ST Tax \$223.00 CO Tax \$111.50

THE GRANTOR, ALLA MOLCHANOV,
a married woman, of the village of
Buffalo Grove, County of Lake, State of
Illinois, for and in consideration of ten
dollars (\$10.00) and other valuable
consideration in hand paid,
CONVEYS AND WARRANTS to:

DAVID LIPSKY
of Lake In The Hills, Illinois

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-
wit (See below for legal description) hereby releasing and waiving all rights under and by virtue
of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said
premises forever, SUBJECT TO: General Real Estate Taxes for 2019 and subsequent years;
building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions
of record.

Property Index Number(s): 02-12-401-038-080

Address of Real Estate: 1139 N. CLAREMONT DRIVE, PALATINE, IL 60074

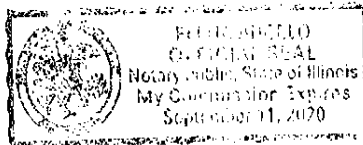
Dated this 19 day of December 2019.

ALLA MOLCHANOV
ALLA MOLCHANOV
*This is not a homestead property

STATE OF IL }
 }SS.
COUNTY OF Lake }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that ALLA MOLCHANOV, 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 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 19 day of December 2019.



Eleana Ayala
NOTARY PUBLIC

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This instrument prepared by:

Dmitriy Meles nko, 425 Huehl Rd, Suite 4B, Northbrook,
Illinois 60062

AFTER RECORDING THIS
INSTRUMENT SHOULD BE SENT TO:

MARLON T. SUSKIN
1580 S. MILLWAUKEE AVE #207
LIBERTYVILLE, IL 60098

Send subsequent tax bills to:

DAVID LIPSKY

1139 N. CLAREMONT DRIVE, PALATINE, IL 60074

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Exhibit "A" Legal Description

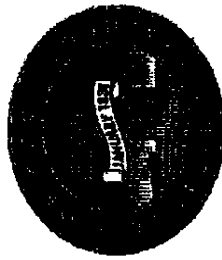
PARCEL 1:
UNIT 17-2-714 IN CLAREMONT RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: CERTAIN LOTS IN CLAREMONT RIDGE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0413331077 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 18 AND 20 AS SHOWN ON THE PLAT OF SUBDIVISION OF CLAREMONT RIDGE RECORDED AS DOCUMENT NUMBER 0320927102 AND THE CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 032943123.

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REAL ESTATE TRANSFER TAX

24-Dec-2019



COUNTY:	111.50
ILLINOIS:	223.00
TOTAL:	334.50

02-12-401-038-1080

20191201672226

1-333-169-504

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