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1916NW12207WB 112

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Kiril Nagorny and Natalya Nagornaya
214 Belmont Drive
Lincolnshire, IL 60069

Doc#: 2003613071 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/05/2020 10:09 AM Pg: 1 of 3

Dec ID 20200101694693
ST/CO Stamp 1-621-244-768 ST Tax \$245.00 CO Tax \$122.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Kiril Nagorny and Natalya Nagornaya, husband and wife, of 214 Belmont Drive, Lincolnshire, IL 60069 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Alexander Yufa and Karina Yufa, husband and wife, of 3128 Daniels Ct., Arlington Heights, IL 60004, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 04-08-200-033-1056

Property Address: 1028 Sussex Drive, Northbrook, IL 60062

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

SUBJECT TO: Terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs. and general real estate taxes not due and payable at the time of Closing.

Dated this 16 day of JANUARY 2020.

Nagorny
Kiril Nagorny

Nagornaya
Natalya Nagornaya

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kiril Nagorny and Natalya Nagornaya 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 in the 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 January, 2020.



Notary Public



THIS INSTRUMENT PREPARED BY
Law Offices of Margaret F. Sauser LLC
360 S. Waukegan, Suite C
Deerfield, IL 60015

MAIL TO:

TENENBAUM LAW GROUP
2222 Chestnut
Suite 201
Glenview, IL 60026

SEND SUBSEQUENT TAX BILLS TO:

Alexander Yufa
1028 Sussex Drive
Northbrook, IL 60062

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1028 IN BUILDING 11 IN PHEASANT CREEK CONDOMINIUM ASSOCIATION NUMBER 3, DELINEATED ON SURVEY OF PART OF PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 'B' IN WHITE PLAINES UNIT 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1977 AND KNOWN AS TRUST NUMBER 1068750 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23959365, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PHEASANT CREEK ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED MARCH 5, 1974 AND RECORDED MARCH 8, 1974 AS DOCUMENT 22648909 AS AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1977 AND KNOWN AS TRUST NUMBER 1068750 TO LEE A. EISENBERG AND ROBIN P. EISENBERG DATED APRIL 28, 1978 AND RECORDED JUNE 7, 1978 AS DOCUMENT 24479721 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.