UNOFFICIAL CO

Doc#. 2013521135 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 05/14/2020 12:28 PM Pg: 1 of 3

Dec ID 20200301649069

ST/CO Stamp 1-584-293-088 ST Tax \$375.00 CO Tax \$187.50

FIRST AMERICAN TITLE

WARRANTY DEED

THE GRANTOR, Semvor Kats, as Trustee of the Semyon Kats Trust dated May 13, 2014 and Raisa Kats, as Trustee of the Raisa Kats Trust dated May 13, 2014, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to the GRANTEE, Yevgeniy Bolotrikov, a single man, and Lauren Ann Loby, a single woman, not in tenancy in common, but in joint tenancy, the following described Real Estate in the County of Cook and State of Illinois, to wit:

See attached legal description

Subject to: covenants, conditions, and restrictions of record; and general real estate taxes not due and payable at the time of closing:

Permanent Real Estate Index Number(s):

04-08-214-017-0000

Address of Real Estate: 802 Winchester Lane, Northbrook, IL 60062

hereby releasing and waiving all rights under and by virtue of the Home read Exemption Laws of the State of Illinois.

Dated: April 2

Semyon Kats, Trustee of the Semyon

Kats Trust Dated May 13, 2014

Raisa Kats. Trustee of the Raisa

Kats Trust Dated May 13, 2014

STATE OF ILLINOIS) SS COUNTY OF COOK

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I, Keith Goldberg, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that, Semyon Kats, as Trustee of the Semyon Kats Trust dated May 13, 2014 and Raisa Kats, as Trustee of the Raisa Kats Trust dated May 13, 2014, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 2nd day of April, 2020 in person and acknowledged that they executed the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

Notary Public

(SEAL)

This instrument was prepared by:

SE AV.

OLIMAN

CIONAS

ORREGO

RECORDED SERVICES

ORREGO

ORREGO Keith Goldberg, Attorney at Law, 1701 East Lake Ave., Suite 200, Glenview, IL 60025.

Mail to:

DeFrenza Mosconi, PC, 707 Skokie Blvd., Ste. 410, Northbrook, IL 60062

Send subsequent tax bills to:

Yevgeniy Bolotnikov and Lauren Ann Loby, 802 Winchester Lane, Northbrook, IL 60062

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LEGAL DESCRIPTION

Legal Description: PARCEL 1:

THE SOUTHWESTERLY 36.12 FEET OF THE NORTHEASTERLY 77.74 FEET OF LOT 1 IN WINCHESTER LANE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1988 AS DOCUMENT NUMBER 88067693, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT IN, OVER, UPON AND TO THE COMMON AREA OF INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED AS DOCUMENT NUMBER 88088473.

Permanent Index #'s: 04-08-214-017-0000 (Vol. 131)

inchester

Opening Clarks Office Property Address: 802 Winchester Ln, Northbrook, Illinois 60062