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WARRANTY DEED Illinois

Doc#: 2021621115 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/03/2020 03:58 PM Pg: 1 of 2

Dec ID 20200601697095
ST/CO Stamp 1-143-329-504 ST Tax \$170.00 CO Tax \$85.00

Above Space for Recorder's Use Only

THE GRANTOR, BATBAYAR DUGANCH f/k/a BATBAYAR JAMBALJAV, married to TUYA JARGAL DUGANCH* of 2150 Valencia Drive, Unit 300A, Northbrook, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to GRACE KIM and STEVE KWON, husband and wife, as Tenants by the Entirety, of 2150 Valencia Drive, Unit 300A, Northbrook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 300'A' IN LA SALCEDA DEL NORTE CONDOMINIUM, AS DELINEATED ON SURVEY OF LOTS 1, 3, 4, 5, 6 AND 7, BOTH INCLUSIVE, IN LA SALCEDA SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24533-15, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N.: 04-21-201-062-1033

c/k/a: 2150 Valencia Drive, Unit 300A, Northbrook, Illinois 60062

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject only to: 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.

Dated this 12th day of June, 2020

M. Duganch (SEAL)
BATBAYAR DUGANCH f/k/a
BATBAYAR JAMBALJAV

Tuya Jargal Duganch* (SEAL)
TUYA JARGAL DUGANCH*, solely to waive
any homestead rights she may have in said
property.

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State of Illinois }
 }
 County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BATBAYAR DUGANCH f/k/a BATBAYAR JAMBALJAV, married to TUYA JARGAL DUGANCH, 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 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 official seal, this 10th day of June, 2020



[Signature]
 NOTARY PUBLIC

My Commission Expires: _____

This instrument was prepared by:
 John Mantas, Esq.
 SKOUBIS MANTAS LLC
 1300 West Higgins Road
 Suite 209
 Park Ridge, Illinois 60068
 Phone: (847) 696-0900

MAIL TO:

Jimmy Vachachira
834 E. Rand Road, #3
Mount Prospect, Illinois 60056

SEND SUBSEQUENT TAX BILLS TO:

Grace Kim & Steve Kwon
2150 Valencia Drive, Unit 300A
Northbrook, Illinois 60062