

UNOFFICIAL COPY

① WARRANTY DEED

After Recording Mail To:

Samuel T. Yabes, Jr.
1449 W. Lexington St., Unit B
Chicago, IL 60607

Send Subsequent Tax Bills To:

Samuel T. Yabes, Jr.
1449 W. Lexington St., Unit B
Chicago, IL 60607

Chicago Title 20NW 7141636WB

THE GRANTORS, NADYA KLYUCHNIKOVA MARRIED TO BRIAN NOLTE, OLGA KLYUCHNIKOVA MARRIED TO WILLIAM BRUSHABER, AND, VLADIMIR KLYUCHNIKOV AND LYUBOV KLYUCHNIKOVA, HUSBAND AND WIFE, of the CITY of CHICAGO, County of COOK, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

SAMUEL T YABES, JR

of the city of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois:

PARCEL 1: UNIT 1449-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1449 WEST LEXINGTON CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 88100057, IN THE WEST 1/2 AND THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO: RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER 3, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION AFORESAID.

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.

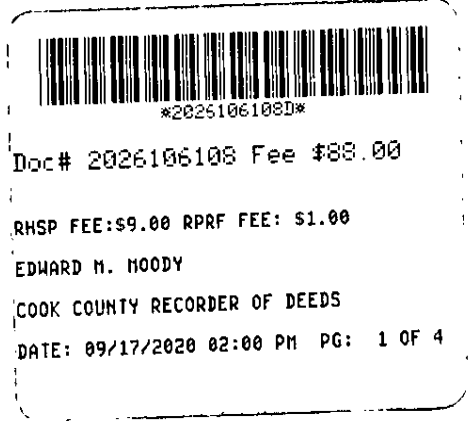
****NOT A HOMESTEAD PROPERTY TO BRIAN NOLTE AND WILLIAM BRUSHABER**

Permanent Index Number(s): 17-17-304-062-1004

Address of the Real Estate: 1449 W Lexington St., Unit B, Chicago, IL 60607

SUBJECT TO:

covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate taxes for 2020 and subsequent years.



S Y

P A

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DATED this 13 day of August, 2020

X *Olga Klyuchnikova*

OLGA KLYUCHNIKOVA

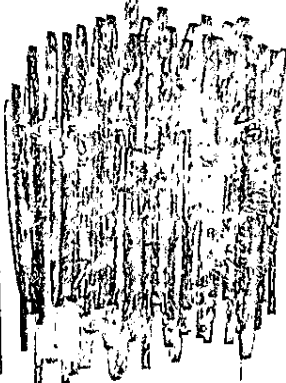
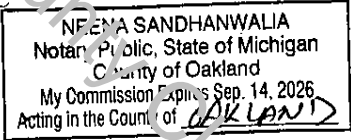
STATE OF IL }
 }SS.
COUNTY OF OAKLAND }


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Olga Klyuchnikova**, 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 this 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 13 day of August, 2020.

Neena Sandhanwalia



NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		02-Sep-2020
	CHICAGO:	1,500.00
	CTA:	600.00
	TOTAL:	2,100.00

17-17-304-062-1004 | 20200801678720 | 0-332-278-240

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		02-Sep-2020	
		COUNTY:	100.00
		ILLINOIS:	200.00
		TOTAL:	300.00

17-17-304-062-1004 | 20200801678720 | 0-820-128-224

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DATED this 24 day of August, 2020

[Signature]
LYUBOV KLYUCHNIKOVA

[Signature]
VLADIMIR KLYUCHNIKOV

STATE OF IL }
COUNTY OF Cook } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Lyubov Klyuchnikova and Vladimir Klyuchnikov**, 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 this 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 24 day of August, 2020.

[Signature]
NOTARY PUBLIC

This instrument prepared by:

S.Y, 400 Skokie Blvd,
Suite 220, Northbrook, Illinois 60062.



Property of Cook County Clerk's Office