

UNOFFICIAL COPY

Doc#: 2029506575 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/21/2020 06:26 PM Pg: 1 of 3

WARRANTY DEED

The Grantors, Thelma Weiner, as Trustee of the Morris Weiner Revocable Trust dated April 29, 1996, and as Trustee of the Thelma Weiner Revocable Trust dated April 19, 1996, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to:

Dec ID 20200801680293
ST/CO Stamp 1-103-546-848 ST Tax \$210.00 CO Tax \$105.00

Stanislav Benyaguev
1663 Whitehall Court, Wheeling, Illinois 60090

all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A.

Property Index Number(s): 03-02-100-082-1165
03-02-100-082-1283


Common Address: 40 Prairie Park Drive, Unit 405, Wheeling Illinois 60090

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.

This Warranty Deed is subject 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; general real estate taxes not due and payable as of the execution of this Warranty Deed.

(signature page follows)

CT 20CA8922008NR


Real Estate Transfer Approved
Initials MC Date 8/25/2020
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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IN WITNESS WHEREOF, said Grantor has caused his name to be signed this 26th day of August 2020.

Thelma Weiner, as Trustee of the Morris Weiner Revocable Trust dated April 29, 1996, and as Trustee of the Thelma Weiner Revocable Trust dated April 19, 1996

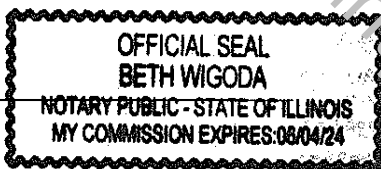
By: *Thelma Weiner*
Thelma Weiner

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Beth Wigoda, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thelma Weiner, in the noted capacities, 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.

GIVEN under my hand and official seal, this 26th day of August 2020.

My Commission expires:



Beth Wigoda
Notary Public

PREPARED BY:

James A. Wigoda, Esq.
Wigoda & Wigoda
1622 Willow Road
Suite 202
Northfield, Illinois 60093

MAIL TO AND SEND SUBSEQUENT TAX
BILLS TO:

Stanislav Benyaguev
40 Prairie Park Drive
Unit 405
Wheeling Illinois 60090

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EXHIBIT A

Legal Description

PARCEL 1:

UNIT NUMBER(S) 2-405 AND P-2-75 IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 03, 2005 AS DOCUMENT NUMBER 0506203148; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2-75, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203145.

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