

UNOFFICIAL COPY

WARRANTY DEED

① 20061NW51910WNBI/3
(ILLINOIS)
(Individual to Individual)

Doc#: 2035341085 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/18/2020 01:02 PM Pg: 1 of 2

Dec ID 20201101647748
ST/CO Stamp 1-695-710-176 ST Tax \$602.00 CO Tax \$301.00
City Stamp 0-296-188-896 City Tax: \$6,321.00

THE GRANTOR (NAME AND ADDRESS)

Dmitry Mogilevsky and
Anna Mogilevsky
(husband and wife)
3130 W. Wallen Avenue
Chicago, Illinois 60645

Chicago Title

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook State of Illinois
for and in consideration of TEN (10.00) DOLLARS, in hand paid. CONVEY and WARRANT to:

Benjamin M. Schechter and Deborah Schechter (husband and wife):
725 Eastern Parkway, #4
Brooklyn, New York 11213

not as Tenants in Common, 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 next page for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois (if applicable).

SUBJECT TO: General Taxes for 2020 and subsequent years and covenants, conditions, and restrictions of record.

Permanent Index Number (PIN): 10-36-300-024-0000

Address(es) of Real Estate: 3130 W. Wallen Avenue, Chicago, Illinois 60645

DATED this 14 day of October, 2020.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Dmitry Mogilevsky

(SEAL)

Anna Mogilevsk

(SEAL)

Great Britain and Northern Ireland
London, England
Embassy of the United States of America } 55

State of Ill County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dmitry Mogilevsky and Anna Mogilevsky, 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.

IMPRESS SEAL HERE

Cassandra Hagar
Consul
London, England
Commission Indefinite

Given under my hand and official seal, this 14TH day of OCTOBER 2020

Commission expires Commission Indefinite

[Signature]
NOTARY PUBLIC

This instrument was prepared by Mark R. Glickman, 3330 Dundee Road, Suite C4, Northbrook, Illinois 60062
(NAME AND ADDRESS)

This document contains Two pages,
Each initialed by the affiant/grantor

DM AM

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Legal Description.

of the premises commonly known as 3130 W. Wallen Avenue, Chicago, Illinois 60645

PARCEL 1:

LOT 8 IN REGENTS PARK SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT AUGUST 5, 2003 AS DOCUMENT NUMBER 0321718075, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER AND UPON W. WALLEN AVENUE (PRIVATE STREET) FOR THE BENEFIT OF LOTS DESCRIBED IN PARCEL 1 AS SET FORTH IN THE PLAT OF REGENTS PARK SUBDIVISION RECORDED AUGUST 5, 2003 AS DOCUMENT NUMBER 0321718075.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF LOTS 1, 2, AND 8 DESCRIBED IN PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE GRANT OF EASEMENT RECORDED JUNE 3, 2004 AS DOCUMENT NUMBER 041333188, OVER A PARCEL OF LAND DESCRIBED AS FOLLOWS: THAT PART OF LOT 2 (EXCEPT THE WEST 66.00 FEET THEREOF) IN THE SUBDIVISION OF THE WEST 1/2 (IN AREA) OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS BEING AT INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF LOT 2 AFORESAID; THENCE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF NORTH KEDZIE AVENUE, 16.01 FEET TO A LINE 16.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 2 AFORESAID; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS EAST, ALONG AFORESAID PARALLEL LINE, 330.00 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 25 SECONDS WEST 16.01 FEET TO THE SOUTH LINE OF LOT 2 AFORESAID; THENCE SOUTH 89 DEGREES 50 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 2 AFORESAID, 330.00 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

PROVIDED TO Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

Benjamin + Deborah Schechter

(Name)

3130 W. Wallen Ave.

(Address)

Chicago, IL 60645

(City, State and Zip)

MAIL TO:

(Name)
(Address)
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

DM AM