

UNOFFICIAL COPY

Doc#. 2035617158 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2020 12:20 PM Pg: 1 of 3

Dec ID 20201101649438
ST/CO Stamp 1-770-429-408 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-442-833-888 City Tax: \$3,412.50

WARRANTY DEED
ILLINOIS STATUTORY
Joint Tenants

FIRST AMERICAN TITLE
FILE # 3061320

THE GRANTOR, Daniel Drucker, single of the City of Chicago, County of Cook, State of Illinois for and in consideration of \$10.00 (ten dollars), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Ella Skvirskaya and Anatoly Skvirsky (~~as to 50%~~) and Lina Gorn (~~as to 50%~~), taking as Joint Tenants and not as Tenants in Common, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

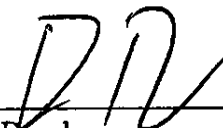
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes and assessments not due and payable at the time of closing, building lines and easements, if any, and covenants, conditions and restrictions of record provided they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 14-30-410-055-1048 and 14-30-410-055-1076.
Address of Real Estate: 1610 W. Fullerton Unit 311 and P-34 Chicago, IL 60614

Dated this 30 day of Octo, 2020.


Daniel Drucker

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STATE OF ILLINOIS)
COUNTY OF DuPage) SS.
)

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel Drucker (Grantor) personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and he acknowledged that he signed, sealed and delivered the said instrument as his 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 30 day of October 2020.

Christine Rosato
(Notary Public)



Prepared by:

Equis Law Group, LLC
Robert M. Silverman, Esq.
2901 Butterfield Rd.
Oak Brook, IL 60523

Mail to:

Dmitriy Meleshko, Esq.
425 Huehl Road, Suite 4B
Northbrook, IL 60062

Name and Address of Taxpayer: *+ Grantee Address*

Ella Skvirskaya, Anatoly Skvirsky and Irina Gorn
1610 W. Fullerton Unit 311
Chicago, IL 60614



EXHIBIT A

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Legal Description: UNITS 311 AND P-34 IN THE 1610 W. FULLERTON CONDOMINIUMS (FORMERLY KNOWN AS LINCOLN PARK LOFTS CONDOMINIUMS AND ASHTON LOFTS CONDOMINIUMS) AS DELINEATED ON A SURVEY OF CERTAIN PARTS OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20 TO 25, INCLUSIVE, IN BLOCK 5 IN FULLERTON'S SECOND ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0706515050, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-30-410-055-1048 and 14-30-410-055-1076

Property Address: 1610 W. Fullerton Unit 311, Chicago, Illinois 60614

Property of Cook County Clerk's Office