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Doc#. 2100818152 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2021 12:32 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20201001623458
ST/CO Stamp 1-764-322-272 ST Tax \$121.00 CO Tax \$60.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Joseph R. Marco, single, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Mykola Yanitskyy, and Olena Janitsra ^{person}, of 360 Bristol Lane, Fox River Grove, IL 60021, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

*husband and wife
not as tenants in common, but in
joint tenancy with
rights of survivorship*



Permanent Index Number(s): 02-09-202-013-1051
Property Address: 1325 Sterling Avenue, Unit 203, Palatine, IL 60067

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year ~~2019~~ and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).
2020

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

Dated this 21 day of October, 2020.

K Joseph Marco (Seal)
Joseph R. Marco

REAL ESTATE TRANSFER TAX		11-Nov-2020
	COUNTY:	60.50
	ILLINOIS:	121.00
	TOTAL:	181.50
02-09-202-013-1051 20201001623458 1-764-322-272		

Starck Title Services, LLC
120 S. LaSalle Street Suite 1705B
Chicago, IL 60603

*ST 2020 1343
2/11/21*

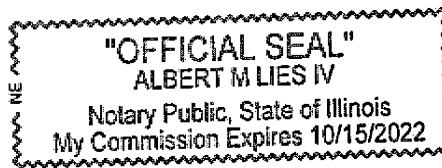
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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph R. Marco 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 he signed, sealed and delivered in the 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 notarial seal, this 21 day of October, 2020.

Albert M Lies IV
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Law Office of Dmitriy Meleshko
425 Huehl Road Suite 4B
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Mykola Yanitskyy
1325 Sterling Avenue, Unit 203
Palatine, IL 60067

360 Bristol Lane
Fox River Grove IL
60001

Property of Cook County Clerk's Office

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ST20021343

Exhibit A

PARCEL I: UNIT 203 IN THE BUILDING IDENTIFIED AS NUMBER 1325 STERLING AVENUE, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 25, 1972 AND KNOWN AS TRUST NUMBER 44634, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23072500, WHICH DECLARATION OF CONDOMINIUM HAS BEEN AMENDED BY DOCUMENT NUMBER 23079371 AND AMENDED DECEMBER 5, 1975 AS DOCUMENT NUMBER 23315094 AND AMENDED FEBRUARY 26, 1976 AS DOCUMENT 23400612 FILED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS (SAID DECLARATION OF CONDOMINIUM, AS SO AMENDED, HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION") AND AS DELINEATED IN ANY AMENDMENTS TO SAID SURVEY PLAT (SAID UNIT BEING REFERRED TO AS UNIT NUMBER 20-203 IN THE TABLE TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID PROPERTY APPURTENANT TO SAID UNIT, AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS, AS SUCH TERM IS DEFINED IN THE DECLARATION, AS SAME ARE FILED OF RECORD PURSUANT TO THE DECLARATION, AND TOGETHER WITH ANY ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF ANY SUCH AMENDED DECLARATION, ALL IN COOK COUNTY, ILLINOIS.

PARCEL II: A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO PARKING SPACE NUMBER #31 APPURTENANT TO THE ABOVE DESCRIBED UNIT AS DELINEATED IN EXHIBIT "A" OF THE ABOVE DESCRIBED DECLARATION OF CONDOMINIUM, IN COOK COUNTY, ILLINOIS.

PIN: 02-09-202-013-1051

For Informational Purposes only: 1325 North Sterling Avenue, Unit 203, Palatine, IL 60067