

UNOFFICIAL COPY

Doc# 2103412158 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2021 08:38 AM Pg: 1 of 3

WARRANTY DEED STATUTORY (ILLINOIS)

Dec ID 20210101609235
ST/CO Stamp 0-001-138-704 ST Tax \$299.00 CO Tax \$149.50

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20GST042266SK

Chicago Title

BM 1/12

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, OKSANA P. BAXTER, Plenary Guardian of the Estate of Grigory Perchenko, a disabled person, as appointed in 20P4966, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to GRANTEE:

LAILA MANNA, Unmarried Woman

256 Prairieview Lane #256, Wheeling IL 60090

the following described real estate:

PARCEL 1:

THAT PART OF AREA 2 OF LOT 2 OF "EQUESTRIAN GROVE SUBDIVISION" BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1995 AS DOCUMENT NUMBER 95761684, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 87 DEGREES 42 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 433.51 FEET, THENCE SOUTH 02 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID AREA 2, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 02 DEGREES 18 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID AREA 2, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID AREA 2, THENCE SOUTH 87 DEGREES 42 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID AREA 2, A DISTANCE OF 28.33 FEET, THENCE NORTH 02 DEGREES 18 MINUTES 00 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID AREA 2, A DISTANCE OF 70.00 FEET TO THE NORTH LINE OF SAID AREA 2, THENCE NORTH 87 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID AREA 2, A DISTANCE OF 28.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT



Real Estate Transfer Approved

Initials MB Date 1/23/20

VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

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**NUMBER 96487202 AND AMENDED BY DOCUMENT NUMBER 96518791
RECORDED JULY 8, 1996.**

**Permanent Index Number: 03-02-201-043-0000
Property Commonly Known As: 256 Prairie View Lane, #256, Wheeling, IL
60090**

Subject only to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: 12-28-2020

Oksana P. Baxter

**OKSANA P. BAXTER, Plenary Guardian of the Estate of
Grigory Perchenko, a disabled person, as appointed in 20P4966**

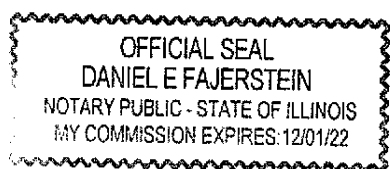
STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **OKSANA P. BAXTER, Plenary Guardian of the Estate of Grigory Perchenko, a disabled person, as appointed in 20P4966**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 28th day of December, 2020.

[Signature]

Notary Public



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Mail recorded Deed to: Ernest L. Rose, Esq., 11 South Dunton Avenue, Arlington Heights, IL 60005

Mail tax bill to: Laila Manna, 256 Prairie View Lane, #256, Wheeling, IL 60090

Prepared by: Daniel E. Fajerstein, 513 Chicago Avenue, Evanston, Illinois 60202

Property of Cook County Clerk's Office