

UNOFFICIAL COPY

Doc#. 2104806282 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2021 12:56 PM Pg: 1 of 4

WARRANTY DEED

THE GRANTOR(S), IVAN PAVLOV
a single man, of City of Schaumburg,
County of Cook, State of Illinois for and in
good and valuable consideration of TEN
AND NO/100 (\$10.00) DOLLARS and for
other good and valuable consideration in
hand paid,

Dec ID 20201201689380
ST/CO Stamp 1-380-087-824 ST Tax \$345.00 CO Tax \$172.50

CONVEY(S) and WARRANT(S) into:

Awakowicz
CEZARY and ANNA KATARZYNA
AWAKOWICZ, a husband and wife
of County of Cook, State of Illinois

above space for Recorder's use

20GNW156031PK 1/2

TO HAVE AND TO HOLD said premises not as tenants in common, and not as joint tenants, but
as tenants by the entirety, the following described real estate, situated in the County of Cook, State
of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 03-04-302-037-1500

Address of Property: 1321 Cheswick Ct., Unit C, Wheeling, IL 60090-6937

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements;
general real estate taxes for the year 2020 and subsequent years ~~including taxes which may accrue
by reason of new or additional improvements during the years;~~

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

Dated this 9 day of December, 2020



Grantor, IVAN PAVEOV



Real Estate Transfer Approved

Initials MC Date 12/10/2020
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

UNOFFICIAL COPY

State of Illinois)
County of Cook) ss:

I, the undersigned, a duly licensed Notary Public in and for the State aforesaid, DO HEREBY CERTIFY that Ivan Pavlov, personally known to me to be the same individual(s) whose name(s) 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/hers/theirs 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 9 day of December, 2020.

NOTARY PUBLIC



NAME/ADDRESS OF PERSON PREPARING DEED:

Iana Trifonova, Esq.
8501 West Higgins Road, Suite 420
Chicago, IL 60631

SEND TAX BILL TO:

Cezary and Anna Katarzyna Awakowicz
1321 Cheswick Ct., Unit C,
Wheeling, IL 60090

MAIL THIS DOCUMENT TO:

~~Cezary and Anna Katarzyna Awakowicz
1321 Cheswick Ct., Unit C,
Wheeling, IL 60090~~

Steven M. Shaykin, P.C.
6444 N. Milwaukee Ave
Chicago, IL 60631

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

UNIT NO. 1-28-108-C-1321 IN THE ARLINGTON CLUB CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE: THE FINAL PLATS OF THE ARLINGTON CLUB UNIT 1, UNIT 2, UNIT 3, AND UNIT 4 SUBDIVISIONS OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLATS AND CERTIFICATES OF CORRECTIONS THERETO, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED APRIL 11, 1985, AND KNOWN AS TRUST NO. 64050 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, ON JUNE 17, 1986 AS DOCUMENT NUMBER 86-245994 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH 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 SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED THEREBY.

Permanent Index Number: 03-04-302-037-1500

Address of Property: 1321 Cheswick Ct., Unit C, Wheeling, IL 60090-6937

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 20GNW156031PK

For APN/Parcel ID(s): 03-04-302-037-1500

UNIT NO. 1-28-108-C-1321 IN THE ARLINGTON CLUB CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE FINAL PLATS OF THE ARLINGTON CLUB UNIT 1, UNIT 2, UNIT 3, AND UNIT 4 SUBDIVISIONS OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLATS AND CERTIFICATES OF CORRECTIONS THERETO, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED APRIL 11, 1985, AND KNOWN AS TRUST NO. 64050 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, ON JUNE 17, 1986 AS DOCUMENT NUMBER 86-245994 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH 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 SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED THEREBY.

Clerk's Office