

UNOFFICIAL COPY

Doc#: 2111107073 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/21/2021 06:53 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20210201639696
ST/CO Stamp 0-345-091-088 ST Tax \$130.00 CO Tax \$65.00

ILLINOIS

Individual to Individual

The GRANTORS,
SUZANNE M. GREEN, an unmarried woman of Chicago, IL, JENNIFER H. GREEN, an unmarried woman of Huntley, IL, and HEIDI J. REED, a married woman of Spring Grove, IL, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to **GRANTEE GALYNA KUZMENKOVA,** the following described Real Estate situated in the County of Cook in the State of Illinois, to wit;

PARCEL 1:

UNIT 507 IN THE 7091 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 145.12 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 22.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 225.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 112.67 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 225.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 112.67 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 17, 1997 AS DOCUMENT 97860259 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484 AS AMENDED FROM TIME TO TIME

SUBJECT TO: (1) real estate taxes for the year 2020 and subsequent years;
(2) covenants conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property.
Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of the State of Illinois.

PERMANENT INDEX NUMBER: 10-31-100-012-10-37

**FIDELITY NATIONAL TITLE
SC21003180**

VILLAGE OF NILES REAL ESTATE TRANSFER TAX 2/12/2021 #1507 7091 W. TOUHY AVE 27113 \$390
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ADDRESS OF REAL ESTATE: 7091 W Touhy Ave, Unit 507
Niles, IL 60714



****This is not a homestead property**

Dated February 11, 2021.

Suzanne M. Green
Suzanne M. Green

Heidi J. Reed
Heidi J. Reed

Jennifer H. Green
Jennifer H. Green

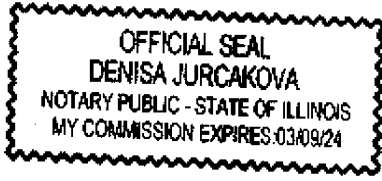
REAL ESTATE TRANSFER TAX		19-Feb-2021
	COUNTY:	85.00
	ILLINOIS:	130.00
TOTAL:		195.00
10-31-100-012-1037	20210201639696	0-345-091-088

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SUZANNE M. GREEN, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, that she appeared before me this day in person and acknowledge that they signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 10 day of February, 2021.

Denisa Jurcakova
NOTARY PUBLIC



UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF Cook) SS

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JENNIFER H. GREEN**, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, that she appeared before me this day in person and acknowledge that they signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 11 day of February, 2021.

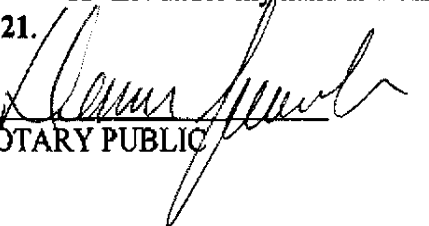

NOTARY PUBLIC

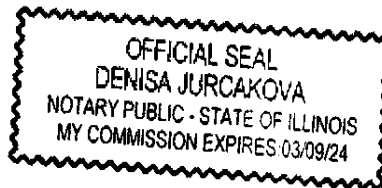


STATE OF ILLINOIS)
)
COUNTY OF Cook) SS

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **HEIDI J. REED**, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, that she appeared before me this day in person and acknowledge that they signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 10 day of February, 2021.


NOTARY PUBLIC



AFTER RECORDING MAIL TO:
~~Law Office of Jack Murphy~~
GALYNA KUZMENKOVA
7091 W. TOUHY AVE # 507
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:
Galyna Kuzmenkova
7091 W Touhy Ave
Unit 507
Niles, IL 60714

DEED PREPARED BY: KOLPAK & GRCIC, LLC
6767 N. Milwaukee Ave #202, Niles, IL 60714