

# UNOFFICIAL COPY

A21-0677 AB

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2112539206 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/05/2021 07:59 AM Pg: 1 of 3

Dec ID 20210401604256  
ST/CO Stamp 2-057-661-968 ST Tax \$150.00 CO Tax \$75.00

Mail to:

Vitalii Nenakhov  
1216 S. New Wilke Rd, #402  
Arlington Heights IL 60005

Name & Address of Taxpayer:

Vitalii Nenakhov  
1216 S. New Wilke Rd, #402  
Arlington Heights IL 60005

(Space for Recorder's Use)

THE GRANTOR(S), TRUPTI PATEL, AN UNMARRIED WOMAN,

of the VILLAGE of ARLINGTON HEIGHTS, County of COOK State of ILLINOIS

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

THE GRANTEE(S), VITALII NENAKHOV AND VITALIIA NENAKHOVA, Husband and Wife as

Tenants by The Entirety

(Grantee's Address) 7349 N. Ridge Blvd

of the City of Chicago, County of COOK State of IL

in the form of ownership: Fee Simple

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Subject to: Covenants, conditions & restrictions of record; building lines & easements; property taxes not yet due and payable at time of closing

Permanent Index Number(s): 08-08-201-012-1567

08-08-201-012-1070

Property Address: 1216 S NEW WILKE RD, UNIT 402, ARLINGTON HEIGHTS, IL 60005

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Dated this 26<sup>th</sup> day of March, 2021

[Signature] (Seal) \_\_\_\_\_ (Seal)  
TRUPTI PATEL  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

(NOTE: Please type or print names below all signatures.)

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  
TRUPTI PATEL

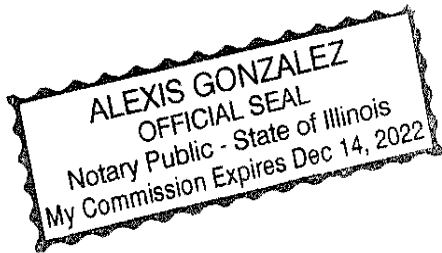
personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 26<sup>th</sup> day of March, 2021.

[Signature]  
Notary Public

(Seal)

My commission expires: 12/14/21



Cook COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
Mitchell Mancione  
Chicagoland Property Law LLC  
5521 N. Cumberland Ave, #1120,  
Chicago, IL 60656

or  
**Exempt** under provisions of Paragraph \_\_\_\_\_  
Section 4, Real Estate Transfer Tax Act.  
Date: \_\_\_\_\_

Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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## Legal Description

**PARCEL 1:**

UNIT NO. 8-402 IN MALLARD COVE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96889987, AS AMENDED FROM TIME TO TIME, IN SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

UNIT NO. G29-8 IN MALLARD COVE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96889987, AS AMENDED FROM TIME TO TIME, IN SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CROSS EASEMENT AGREEMENT DATED SEPTEMBER 10, 1969 AND RECORDED NOVEMBER 26, 1969 AS DOCUMENT NUMBER 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND SANITARY SEWER AND WATER OVER THE PROPERTY SHADE, IN COOK COUNTY, ILLINOIS.

**Property Address:**

1216 S New Wilke Road., Unit 402  
Arlington Heights, IL 60005

Pin: 08-08-201-012-1070 and 08-08-201-012-1557

**REAL ESTATE TRANSFER TAX**



08-08-201-012-1070

| 20210401804256 | 2-057-661-988

26-Apr-2021

COUNTY: 75.00  
ILLINOIS: 50.00  
TOTAL: 225.00

Property of Cook County Clerk's Office