

UNOFFICIAL COPY

Doc#: 2115428535 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/03/2021 03:33 PM Pg: 1 of 2

Dec ID 20210501648266
ST/CO Stamp 1-609-095-440 ST Tax \$133.50 CO Tax \$66.75

[The Above Space For Recorder's Use Only]

FIRST AMERICAN TITLE
FILE # 091009079

WARRANTY DEED

Seymour Frumkin and Lyubov Frumkin, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for an in consideration of Ten (\$10.00) Dollar; and other good and valuable consideration in hand paid, convey and warrant to Isabela Gelman and Konstantin Gelman, *wife and husband*
AS JOINT TENANTS all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL I: UNIT NO. 2-N IN 1500 WEST HARBOR DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREAFTER REFERRED TO AS PARCEL): THAT PART OF LOT 1 OF LAKE OF THE WINDS SUBDIVISION BEING A RESUBDIVISION OF THE NORTH 1/2 OF LOT 7 (EXCEPT THE EAST 20 FEET THEREOF USED FOR ROADWAY) IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 45 MINUTES 43 SECONDS WEST, A DISTANCE OF 165.42 FEET, THENCE EASTWARD ALONG A LINE BEING PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 52 MINUTES 40 SECONDS EAST, A DISTANCE OF 106.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 5 DEGREES 05 MINUTES 47 SECONDS WEST, A DISTANCE OF 86.29 FEET; THENCE NORTH 84 DEGREES 54 MINUTES 13 SECONDS EAST, A DISTANCE OF 129.34 FEET, THENCE NORTH 54 DEGREES 54 MINUTES 13 SECONDS EAST, A DISTANCE OF 129.91 FEET, THENCE SOUTH 35 DEGREES 05 MINUTES 47 SECONDS EAST, A DISTANCE OF 86.23 FEET; THENCE SOUTH 54 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 107.79; THENCE SOUTH 20 DEGREES 05 MINUTES 47 SECONDS EAST, A DISTANCE OF 107.21 FEET; THENCE SOUTH 69 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 86.39 FEET; THENCE NORTH 20 DEGREES 05 MINUTES 47 SECONDS WEST, A DISTANCE OF 106.89 FEET; THENCE SOUTH 84 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 108.24 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 27, 1972 AND KNOWN AS TRUST NUMBER 45068, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22762748; AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

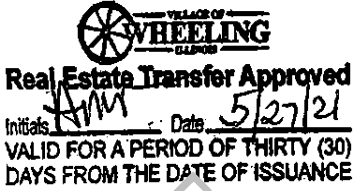
PARCEL II: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 24, 1974 AND RECORDED AS DOCUMENT 22762747 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, KNOWN AS TRUST NUMBER 45068 TO LARRY S GREEN BERG AND JAN H ALTER DATED JULY 25, 1975 AND RECORDED OCTOBER 10, 1975 AS DOCUMENT 23251942 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

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

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SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Covenants, Conditions and Restrictions of Record, (e) Zoning laws and Ordinances; (f) Easements for public utilities; (g) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Property Address: 1500 Harbour Drive, Unit 2N, Wheeling, IL 60090
PIN: 03-16-202-008-1031



Dated this 26th day of May 2021

[Signature]
Seymour Frumkin

[Signature]
Lyubov Frumkin

State of IL
County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, Seymour Frumkin and Lyubov Frumkin, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as 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 official seal, this 26th day of May 2021

[Signature]
Notary Public



Commission expires 11-19-2022

This instrument was prepared by Law Office of Helen Barcham Inc, 2400 Ravine Way Ste 200
Glenview, IL 60025.

MAIL TO:

KONSTANTIN BELMAN
2507 WATERMAN AVE
ARLINGTON HEIGHTS, IL 60004

Grantee's Address
Send Subsequent Tax Bills to:

KONSTANTIN BELMAN
1500 HARBOUR DR. #2N
WHEELING, IL 60090