

Warranty Deed

UNOFFICIAL COPY

Joint Tenancy

State of Illinois)
) ss
County of Cook)

Doc#. 2116055139 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2021 01:59 PM Pg: 1 of 2

Grantor:

Hoyoung Pak and Jamie Pak husband and wife.
422 Provident
Winnetka, IL 60093

Dec ID 20210401698293
ST/CO Stamp 1-554-510-096 ST Tax \$110.00 CO Tax \$55.00

Conveys and Warrants to the Grantee:

Nazar Klibanets and ~~Diana Klibanets~~ Andrii Stepchenko
Husband and Wife
828 Honey Locust Ct
Bartlett, IL 60103

In Consideration of the Sum of TEN Dollars (\$10.00) and other
good and valuable consideration, in hand paid, does hereby grant,
warrant and convey to the aforementioned grantees, not as tenants in common,
but as joint tenants in fee simple absolute, the following described
real estate in the Village of Palatine, County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Common Address: 456 Spruce, Unit 2A Palatine IL 60074
Real Estate Permanent Index Numbers: 02-02-400-061-1027

Subject to: General Taxes for 2018 and subsequent years covenants, restrictions and easements of record. This is NOT a
Homestead Property

IN WITNESS WHEREOF, Seller has signed and dated this 16th Day of April, 2021

[Signature]
Hoyoung Pak, Grantor

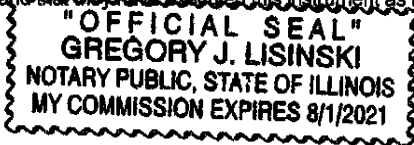
[Signature]
Jamie Pak, Grantor

State of Illinois
County of Cook

I, Gregory J. Lisinski, being a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that the persons who
appeared before me, are the same persons known to me and that they have executed this instrument as their free and voluntary act, and
that they executed the same in my presence.

Given this 16th Day of April, 2021

[Signature]
Notary Public



FIRST AMERICAN TITLE
FILE # AF1006948

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 20-2A, IN PINE CREEK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 35 AND OUT LOTS "A", "B" AND "C" IN THE NURSERY PLAT OF PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, ALSO A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY OS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP OF PINE CREEK CONDOMINIUM, RECORDED AS DOCUMENT 25781564 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER OUT-LOTS " AND 'B' AND 'C' IN "THE NURSERY" PLAT OF PLANNED UNIT DEVELOPMENT AFORESAID, AS SET FORTH IN THE DECLARATION RECORDED JUNE 26, 1978, AS DOCUMENT 24507143 AND A CREATED BY DEED RECORDED JUNE 26, 1978 AS DOCUMENT 24507144 AND AS CREATED BY DEED RECORDED JUNE 26, 1978 AS DOCUMENT 24507145 FOR INGRESS AND EGRESS.

PARCEL 3

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER OUT-LOTS "A" AND "B" AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE PINE CREEK HOMEOWNERS ASSOCIATION, RECORDED FEBRUARY 20, 1981, AS DOCUMENT 25781563, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Department of Cook County Clerk's Office

After Recording
mail to:

Nazar Klibanets &
Andrii Stepchenko
828 Honey Locust Ct.
Bartlett, IL 60103

Mail tax Bill to:
SAME ADDRESS