

WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2117349114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2021 10:35 AM Pg: 1 of 2

Dec ID 20210601664053
ST/CO Stamp 0-172-586-256 ST Tax \$210.00 CO Tax \$105.00
City Stamp 0-872-920-336 City Tax: \$2,205.00

Mail to:

TRINA HERMANSON
7227 W. HIGGINS AVE. UNIT 505
CHICAGO, IL 60656

Name & Address of Taxpayer:

Trina Hermanson
7227 W. Higgins Avenue, Unit 505
Chicago, IL 60656

(Space for Recorder's Use)

THE GRANTOR(S), Yuri Kyyak and Ulyana Kyyak, husband and wife, as tenants in common

of the Village of Chicago, County of Cook State of Illinois

for and in consideration of TEN (10) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), Trina Hermanson, AN UNMARRIED WOMAN

(Grantee's Address) 4708 N. Melvina Avenue

of the city of Chicago County of Cook State of Illinois

in the form of ownership: fee simple absolute

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

PARCEL 1:

UNIT 505 IN NORTHWEST TERRACE NO. 2 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF LOT 2 (EXCEPT THE WEST 150 FEET THEREOF AND EXCEPT THE EAST 208 FEET THEREOF) BOTH DIMENSIONS AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2, IN A. HEMINGWAY'S SUBDIVISION, OF PART OF THE SOUTHEAST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 19, 1968 AS DOCUMENT 20708735, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS AND DRIVEWAY PURPOSES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED OCTOBER 11, 1967 AS DOCUMENT 20288003 AND AS CREATED BY DEED RECORDED DECEMBER 14, 1962 AS DOCUMENT 18674644, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR RECREATIONAL PURPOSES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED OCTOBER 11, 1967 AS DOCUMENT 20288003, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE RECREATIONAL PARCEL FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED OCTOBER 11, 1967 AS DOCUMENT 20288003, IN COOK COUNTY, ILLINOIS.

(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.
TO HAVE AND TO HOLD said premises not as Tenants in Common or Joint Tenants, but as Tenants by the Entirety forever.

Permanent Index Number(s): 12-12-202-085-1027

Property Address: 7227 W. Higgins Avenue, Unit 505, Chicago, IL 60656

UNOFFICIAL COPY

Dated this 15 day of June, 2021

(Seal)

[Signature]

(Seal)

Yurii Kyyak
[Signature]

(Seal)

(Seal)

Ulyana Kyyak

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

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Yurii Kyyak and Ulyana Kyyak

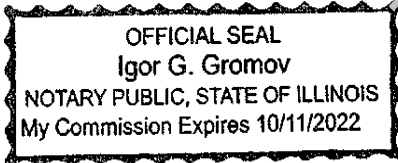
personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set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

Given under my hand and notarial seal this 15 day of June, 2021 .

(Seal)

[Signature]
Igor G. Gromov Notary Public

My commission expires: 10/11/2022



COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Igor G. Gromov
Gromov Law Offices
1020 N. Milwaukee Ave., Ste. 101
Deerfield, IL 60015

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).

File nr: AT210494 1 of 2 den
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070