

UNOFFICIAL COPY

WARRANTY DEED Illinois

Doc#: 2119420052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2021 06:50 AM Pg: 1 of 2

Dec ID 20210501645273
ST/CO Stamp 0-185-830-672 ST Tax \$430.00 CO Tax \$215.00

ctf

21 ST 01222 PK

Above Space for Recorder's Use Only

THE GRANTORS, BAYARAA SUKHEE, a married man*, and NAMUUNDARI BAYARAA a, unmarried woman, of 2750 The Mews, Northbrook, Illinois 60062, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to KARINA GITLEVICH, a single woman, of 2750 The Mews, Northbrook, Illinois 60062, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

THAT PART OF LOT 1 IN NORTHBROOK MEWS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 87622042 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF EXCEPTION TO BLANKET EASEMENT NO. 2, AS DELINEATED ON THE PLAT OF SAID

SUBDIVISION; THENCE NORTH 89 DEGREES, 42 MINUTES, 50 SECONDS EAST ALONG THE NORTH LINE OF SAID EXCEPTION TO BLANKET EASEMENT NO. 2 FOR A DISTANCE OF 39.42 FEET; THENCE SOUTH 0 DEGREES, 18 MINUTES, 00 SECONDS EAST A DISTANCE OF 80.69 FEET TO A POINT ON THE SOUTH LINE OF SAID EXCEPTION TO BLANKET EASEMENT NO. 2; THENCE NORTH 83 DEGREES, 59 MINUTES, 10 SECONDS WEST ALONG SOUTH LINE, A DISTANCE OF 39.66 FEET TO THE WEST LINE OF SAID EXCEPTION BLANKET EASEMENT NO. 2; THENCE NORTH 00 DEGREES, 18 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 76.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR

NORTHBROOK MEWS TOWNHOMES DEVELOPMENT RECORDED NOVEMBER 19, 1987 AS DOCUMENT 87622043 FOR INGRESS AND EGRESS.

P.I.N.: 04-04-302-076-0000

c/k/a: 2750 The Mews, Northbrook, Illinois 60062

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

Subject only to: 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 Real Estate; and general real estate taxes not due and payable at the time of Closing.

*This is not homestead property

[SIGNATURE PAGE TO FOLLOW]

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Dated this 19th day of May, 2021

S. Bayarara (SEAL)
BAYARAA SUKHEE

B Bayarara (SEAL)
NAMUUNDARI BAYARAA

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 BAYARAA SUKHEE and NAMUUNDARI BAYARAA, 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 19th day of May, 2021



[Signature]
NOTARY PUBLIC

My Commission Expires: _____, _____

This instrument was prepared by:
John Mantas, Esq.
SKOUBIS MANTAS LLC
1300 West Higgins Road
Suite 209
Park Ridge, Illinois 60068
Phone: (847) 696-0900

MAIL TO:

Anthony Defrenza
707 Skokie Boulevard, Suite 410
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:

Karina Gitlevich
2750 The Meadows
Northbrook, IL 60062