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1/03

21SMT 211STNB/RO

UNOFFICIAL COPY

WARRANTY DEED

Doc# 2123646124 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2021 01:03 PM Pg: 1 of 4

After Recording Mail To:

Mc Nees & Associates, LLC
195 Hawthth Drive
Carol Stream, IL 60188

Dec ID 20210701610523
ST/CO Stamp 1-926-027-024 ST Tax \$169.00 CO Tax \$84.50

Send Subsequent Tax Bills To:

Camilla Garcia
1205 Thyne Court, Unit 1205
Wheeling, IL 60090

THE GRANTORS, **PAUL D. CHO AND SALLY I. OH, single man, single woman**, of the CITY of WHEELING, County of COOK, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

CAMILLE GARCIA

of the city of Des Plaines, County of Cook, State of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois:

See attached Exhibit "A"

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 forever.

Permanent Index Number(s): 03-04-204-074-1023
Address of the Real Estate: 1205 Thyne Court, Unit 1205,
Wheeling, IL 60090

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate taxes for 2021 and subsequent years.

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EXHIBIT "A"

Order No.: 21SMT21157NB

For APN/Parcel ID(s): 03-04-204-074-1023

Parcel 1:

Unit Number 27-C as delineated on the survey of the following described Parcel of real estate:

Lots 22 to 31, inclusive, in Cedar Run Subdivision, being a Subdivision of the Northeast 1/4 of Section 4, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat therefore recorded October 1, 1971 as document number 21660896, in the Office of the Recorder of Deeds of Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium Ownership made by Tekton Corporation, a corporation of Delaware, and recorded as document number 22160213, together with an undivided 2.4290 per cent interest in said Parcel (excepting from said Parcel the property and space comprising all the Units thereof as defined and set forth in said Declaration and survey).

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements dated November 3, 1972 and recorded November 3, 1972 as document 22109221 and as created by deed from Tekton Corporation, a corporation of Delaware, to Padget T. McGuire and Sandra M. McGuire dated November 1, 1972 and recorded January 12, 1973 as document number 22186230 for Ingress and Egress over Lots 116 to 119, both inclusive, and Lots 121 to 133, both inclusive, in Cedar Run Subdivision, aforesaid, all in Cook County, Illinois.

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POWER OF ATTORNEY

Exhibit "B"

KNOWN ALL MEN BY THESE PRESENTS that **PAUL D. CHO AND SALLY I. OH**, (Grantors) have made, constituted and appointed, and by these presents do make, constitute and appoint **Yelena R. Shvartsman** or her designee of the City of Northbrook, County of Cook and State of Illinois true and lawful ATTORNEY for grantor and in grantors names, place and stead to execute any and all documents necessary or desirable in connection with the sale of the property located 1205 THYNE COURT, UNIT 1205, WHEELING, IL 60090, and as legally described on the reversed side of this document, or in

connection with real estate sales contract thereof, and to take all necessary actions with respect thereof, giving and granting unto **Yelena R. Shvartsman** full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in connection with the above duties, as fully to all intent and purposes, as Grantors might or could do if personally present at the doing thereof, including the distribution of closing proceeds, with full power of substitution and revocation, hereby ratifying and confirming all that substitute shall lawfully do or cause to be done by virtue hereof. This Power of Attorney shall be effective as of the date hereof and shall terminate upon the closing of the sale of the real estate transaction for the above property.

IN TESTIMONY WHEREOF, Grantors have hereto set his hand and seal on _____, 2021.

PAUL D. CHO

SALLY I. OH

The undersigned witness certifies that the grantor above is known to me to be the same persons whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory.

Witness

Date

STATE OF ILLINOIS }
 }
 }**SS.**
COUNTY OF COOK }

The undersigned, a notary public in and for the above county and state, certifies that **PAUL D. CHO and SALLY I. OH**, known to me to be the same persons whose names are subscribed as principal to the foregoing power of attorney, appeared before me and the additional witness in person and acknowledged signing and delivering the instrument as their free and voluntary act of the principals, for the uses and purposed therein set forth.

Dated _____

Notary Public

Permanent Index Number(s): 03-04-204-074-1023
Address of the Real Estate: 1205 THYNE COURT, UNIT 1205, WHEELING, IL 60090

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:
Shvartsman Law Office, 400 Skokie Blvd, Suite 220, Northbrook, IL 60062.

