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**UNOFFICIAL COPY**

**NON-HOMESTEAD  
WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Washtenaw Avenue LLC  
7715 Virginia Court  
Willowbrook, IL 60527

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602



Doc# 2124517054 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/02/2021 02:02 PM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

THE GRANTOR Washtenaw Avenue LLC, an Illinois limited liability company for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Baltazar Martinez, a single man, of 707 N. Milwaukee Avenue, Unit 3F, Chicago, IL 60642, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 16-01-425-052-1005

Property Address: 818 N Washtenaw Ave #3S, Chicago, IL 60622

This property is not the homestead of grantor.

**SUBJECT 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.

Dated this 02 day of July, 2021.

\_\_\_\_\_  
Yana Tymoshenko, as manager  
Washtenaw Avenue LLC

\_\_\_\_\_  
Denys Tymoshenko, as sole member  
Washtenaw Avenue LLC

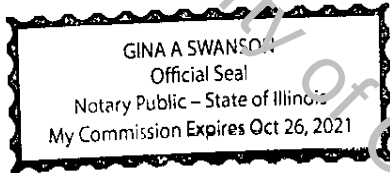
S ✓  
P 5  
S ✓  
SC ✓  
INT JP

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STATE OF ILLINOIS )  
COUNTY OF DuPage ) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yana Tymoshenko and Denys Tymoshenko personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 2 day of July, 2021.



Gina A Swanson  
Notary Public

THIS INSTRUMENT PREPARED BY  
David R Sweis  
Sweis Law Firm PC  
1431 Opus Place, Ste 110  
Downers Grove, IL 60515

MAIL TO:

Sutton Law, LLC  
333 South Wabash Avenue  
Suite 2700  
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:

Baltazar Martinez  
818 N Washtenaw Ave #3S  
Chicago, IL 60622

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## EXHIBIT "A"

### PARCEL 1:

UNIT 3S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 818 NORTH WASHTENAW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0520818160, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND S-5, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0520818160.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX**

20-Aug-2021

**CHICAGO:**

3,375.00

**CTA:**

1,350.00

**TOTAL:**

4,725.00 \*

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\* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

20-Aug-2021



<b>COUNTY:</b>	225.00
<b>ILLINOIS:</b>	450.00
<b>TOTAL:</b>	675.00

16-01-425-052-1005

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0-505-816-848