

UNOFFICIAL COPY



TITLE

700 E Diehl Rd. - Suite 180
Naperville, IL 60563

Doc# 2125612029 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2021 07:47 AM Pg: 1 of 3

Dec ID 20210801651185
ST/CO Stamp 0-972-365-584 ST Tax \$241.00 CO Tax \$120.50

Recording Information Cover Page

This page is added for the purpose of affixing recording information

STC - 1348030 1/2 G.V.

- DEED _____
- MORTGAGE _____
- POWER OF ATTORNEY _____
- RELEASE _____
- SUBORDINATION _____
- OTHER _____

1348030112

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WARRANTY DEED

Statutory (ILLINOIS) (General)

THE GRANTOR (NAME AND ADDRESS)

LYNN BATTISTI, Single person

of the Village of Arlington Heights County of Cook, State of Illinois for and in consideration of TEN DOLLARS, (\$10.00), in hand paid, CONVEYS and WARRANTS to PAVLO NAHIRNYI, *Married Person*

of 71 Bright Ridge, Schaumburg, il. 60194

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See attached for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2021 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Permanent Index Number (PIN): 07-23-102-014-1016

Address(es) of Real Estate: 71 Bright Ridge Schaumburg, IL 60194

DATED this 27th day of August, 2021

Lynn Battisti
LYNN BATTISTI

(SEAL)

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LYNN BATTISTI, a single person, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and official seal, this 27th day of August 2021

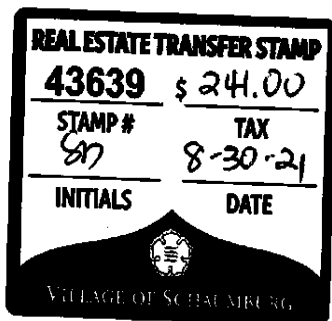
Commission expires February 9, 2022

Ira A Moltz
NOTARY PUBLIC



This instrument was prepared by IRA A. MOLTZ, 1220 Rudolph, Suite 2D, Northbrook, IL 60062

NAME AND ADDRESS



REAL ESTATE TRANSFER TAX		10-Sep-2021
COUNTY:		120.50
ILLINOIS:		241.00
TOTAL:		361.50

07-23-102-014-1016 | 20210801651185 | 0-972-365-584

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Legal Description

of premises commonly known as

71 Bright Ridge, Schaumburg, Il. 60194

PARCEL 1: UNIT 7-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOWNHOMES OF BRIGHT RIDGE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 85071143, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 ASCREATED BY DECLARATION RECORDED AS DOCUMENT NO. 860711434 IN COOK COUNTY, ILLINOIS.

MAIL AND SEND SUBSEQUENT TAX BILLS TO:

Pavlo Nahirnyy
225 Trenton ct
Schaumburg IL 60193

Property of Cook County Clerk's Office