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2126417007D

Doc# 2126417007 Fee \$88.00

WARRANTY DEED

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/21/2021 11:26 AM PG: 1 OF 4

The above space for recorder's use only

THE GRANTOR(S), Marina Didenko and Vlad Didenko, a married couple, of the City of San Francisco, State of California, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEY** and **WARRANT** to:

** Lemon by the entity*
Michael Pitts and Margaret Pitt, as tenants ~~in common~~, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 1440 N. State Parkway, *unit* ~~Condo~~ 18A, Chicago Illinois 60610

PIN: 17-04-211-033-1015

SUBJECT TO:


Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2020 and subsequent years.



Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said premises forever.

Dated this 19 day of August, 2021.


Marina Didenko


Vlad Didenko

REAL ESTATE TRANSFER TAX	02-Sep-2021
 CHICAGO:	3,498.75
CTA:	1,399.50
TOTAL:	4,898.25 *

REAL ESTATE TRANSFER TAX	08-Sep-2021
 COUNTY:	233.25
 ILLINOIS:	466.50
TOTAL:	699.75

17-04-211-033-1015 | 20210801653995 | 0-887-508-752

17-04-211-033-1015 | 20210801653995 | 0-522-153-744

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

1327740
1 of 2
WA

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Francisco)

On August 19, 2021 before me, April M. Johnson, Notary Public

Date

Here Insert Name and Title of the Officer

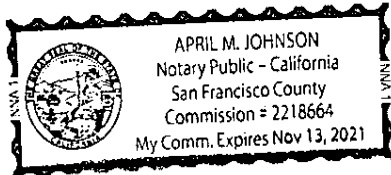
personally appeared marina Didenko and Vlad Didenko

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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the COUNTY of Cook:

Unit 18A in the Brownstone Condominium 1440 North Slate Parkway. as delineated on Survey of Lots 4 to 8, both inclusive, in the Subdivision of Lot 'A' in Block 2 in the Catholic Bishop of Chicago Subdivision of Lot 13 in Bronson's Addition To Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (hereinafter referred to as 'Parcel") Which Survey is attached as Exhibit 'A' to Declaration of Condominium made by Chicago

Title and Trust Company, as Trustee under Trust Agreement dated September 17, 1976 and recorded in the office of the recorder of deeds of Cook County Illinois as Document Number 23673505, together with its undivided percentage interest in said Parcel (Excepting from said Parcel all the property and space. Comprising all the Units thereof as defined and set forth in said Declaration and Survey).

which currently has the address of 1440 N State Pkwy Apt 18A, Chicago, IL 60610-6506 ("Property Address"):

Cook County Clerk's Office