

# UNOFFICIAL COPY

Doc# 2127142146 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/28/2021 01:49 PM Pg: 1 of 3

Dec ID 20210501631258  
ST/CO Stamp 1-929-029-904 ST Tax \$135.00 CO Tax \$67.50

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

215761422MB

1/2

### MAIL REAL ESTATE TAX BILL TO:

Eric Roman Sek  
1450 Sandpebble Dr., Unit 111  
Wheeling, IL 60090

(Reserved for Recorders Use Only)

**THE GRANTOR:** Alex Emelyanov, \_\_\_\_\_, of **1450 Sandpebble Dr., Unit 111, Wheeling, IL 60090**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Eric Roman Sek**, \_\_\_\_\_, of 1450 Sandpebble Dr., Unit 111, Wheeling, IL 60090, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

**Commonly known as:** 1450 Sandpebble Dr., Unit 111, Wheeling, IL 60090  
**PIN:** 03-15-402-016-1011

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.



Real Estate Transfer Approved

Initials MC Date 9/28/21

VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

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DATED this 13th day of May, 2021.

*Alex Emelyanov*

Alex Emelyanov

STATE OF Virginia )  
 )SS  
COUNTY OF Loudoun )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Alex Emelyanov**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 13 day of May, 2021.

*Kyle Tyler*  
Notary Public

notarized online using audio-video communication

\*\*Via NotaryCam

**NAME AND ADDRESS OF PREPARER:**

Alex Volkov  
Attorney at Law  
400 Skokie Blvd., Suite 380  
Northbrook, IL 60062



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## LEGAL DESCRIPTION

Order No.: 21ST01422NB

For APN/Parcel ID(s): 03-15-402-016-1011

Unit Number 111 together with its undivided percentage interest in the common elements in Sandpebble Walk Building 3 Condominiums, as delineated and defined in the Declaration filed as document number LR2678553, as amended from time to time, in the Southeast 1/4 of Section 15, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office