

UNOFFICIAL COPY

P121-76324

1 of 2

Doc#: 2127734021 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/04/2021 11:34 AM Pg: 1 of 2

Warranty Deed

Statutory (Illinois)

Dec ID 20210901667953

ST/CO Stamp 0-924-303-504 ST Tax \$260.00 CO Tax \$130.00

The GRANTOR, MARHARYTA ABREMSKA, a single woman, of the Village of Oak Lawn, County of Cook, and State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to

ANATOLIY FILEVYCH,

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NO. 526-B IN COBELFSTONE COURT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10 AND THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 24, 1974 AND KNOWN AS TRUST NUMBER 32926 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23515256 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCELS (EXCEPTING FROM SAID PARCELS ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN GRANT DATED APRIL 24, 1974 AND RECORDED JUNE 10, 1976 AS DOCUMENT 23515256 AND MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 24, 1974 AND KNOWN AS TRUST NUMBER 32926, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 2021 and subsequent years.

Permanent Real Estate Index Number(s): 02-10-301-019-1005

Address(es) of Real Estate: 526 W. Northwest Highway, Unit B
Palatine, IL 60067

GRANTOR HEREBY RELEASES AND WAIVES ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

Dated: September 16, 2021

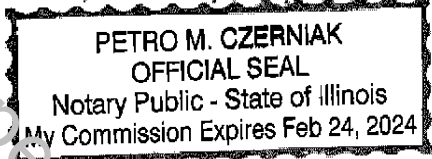
MARHARYTA ABREMSKA

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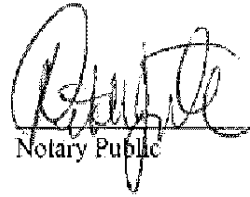
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARHARYTA ABREMSKA, 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 she signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 10th day of September, 2021



Commission expires: _____



Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

Mail to:

Law Offices of Kulas & Kulas, P.C.
2329 W. Chicago Ave.
Chicago, IL 60622

Send subsequent tax bills to:

Anatoliy Filevych
526 W. Northwest Highway., Unit B
Palatine, IL 60067

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