## **UNOFFICIAL COPY**

**WARRANTY DEED** 

**ILLINOIS** 

**STATUTORY** 

Doc#. 2130604226 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/02/2021 10:12 AM Pg: 1 of 2

Dec ID 20211001611795

ST/CO Stamp 1-093-301-392 ST Tax \$200.00 CO Tax \$100.00

City Stamp 1-554-674-832 City Tax: \$2,100.00

THE GRANTORS, ADAM S. RATNER AND TRACEY F. RATNER, married to each other, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to YULIYA KHOPER, A SINGLE WORLD AND ADDITIONAL AND THE State of Illinois, to wit:

UNIT NUMBER 1G AND UNIT NUMBER P7 IN MARC ANTHONY CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTHERLY 1/2 OF LOT 4 IN BLOCK 5 IN E. E. HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 INCLUSIVE IN PINE GROVE IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLLINOIS, WHICH SURVEY 'S ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25251926, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## 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 or the Real Estate; and general real estate taxes not due and payable at the time of Closing.

This property is NOT HOMESTEAD. To have and to hold said premises forever.

PERMANENT INDEX NUMBERS:

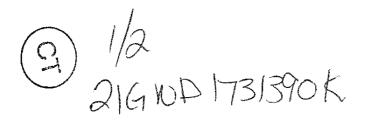
14-21-105-036-1007 and 14-21-105-036 (C23

LOOVE

ADDRESS(ES) OF REAL ESTATE:

3732 North Pine Avenue, Unit 1G and P7, Chicago, IL

60613



2130604226 Page: 2 of 2

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UNO	I ICIAL COP I
October <u>15</u> , 2021	
	My R
Adam S. Ratner, individually	Tracey F. Ratner, Individually
STATE OF Illnois) ss	S.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Adam S. Ratner, 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 he signed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any exist.

Given under my hand and of icial seal on October 15, 2021.

STATE OF ILINOIS	
COUNTY OF (OC)	

COUNTY OF (OOK)

otarv Public

OFFICIAL SEAL ALEJANDRA SOSA NOTARY PUBLIC - STATE OF ILLINOIS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tracey F. Ratner, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in pe sor, and acknowledged that she signed, 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 right of homestead, if any exist.

Given under my hand and official seal on October 15\_, 2021.

PREPARED BY:

Jennifer LaMell Goldstone, Esq. Horwitch Goldstone & Shaw LLC 1528 Shermer Road Northbrook, IL 60062

## AFTER RECORDING MAIL TO:

Anthony DeFrenza, Esq. DeFrenza Mosconi, PC 707 Skokie Blvd, Suite 410 Northbrook, IL 60062

SEND TAX BILLS TO:

Yuliva Khoper

Notary Public

3732 North Pine Avenue, Unit 1G

Chicago, IL 60613

3700 N. LAKE ShorE Drive

Chicago, IL 60613

OFFICIAL SEAL ALEJANDRA SOSA **NOTARY PUBLIC - STATE OF ILLINOIS** MY COMMISSION EXPIRES:07/31/22