### **UNOFFICIAL COPY**

Doc#. 2134407613 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/10/2021 10:42 AM Pg: 1 of 4

Dec ID 20211201664060

ST/CO Stamp 1-179-079-312 ST Tax \$145.00 CO Tax \$72.50

#### WARRANTY DEED

This instrument was prepared by:

Nazar Kashuba, Esq. HT Law LLC 444 North Wabash Ave, #210 Chicago, Illinois 60611 Tel: (312) 957-8991

21-13939

THE GRANTOR(S), VALIM FLOREA, a married man, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer(s), OLEG SHVETS, a single man, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

#### SEE EXHIBIT "A" ATTACY ED HERETO AND MADE A PART HEREOF

Property Index Number(s):

28-18-101-044-10.75;

Address of Real Estate:

6850 Ridge Point Drive, Unit 2C, Oak Forest, IL 60452.

SUBJECT TO: the general real estate taxes for the year of 2021 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

DATED this 18th day of November 2021.

VADIM FLOREA

ъy,

#### **UNOFFICIAL COPY**

STATE OF ILLINOIS	) ) \$\$
COUNTY OF COOK	)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Vadim Florea, personally known to me to be the same person whose name is subscribed to the forgoing 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.

Given under my hand and official seal, this 18th day of November 2021.

Narary Public

OSCAR PAREDES
OFFICIAL SEAL
Itokary Public - State Of Illinois
My Commission Expires
March 01, 2023

AFTER RECORDING, MAIL TO:

Oleg Shvets

6850 Ridge Point Drive, Unit 2C

Oak Forest, IL 60452

SEND SUBSEQUENT TAX BILLS TO:

**Oleg Shvets** 

6850 Ridge Point Drive, Unit 2C

Oak Forest, IL 60452

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## EXHIBIT "A" LEGAL DESCRIPTION

UNIT 5-2C AND GARAGE UNIT G-5-2C IN RIDGE POINT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN MURDEN MEADOWS, BEING A SUBDIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98725017, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, JELINOIS.

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DOOR COO 1.1. 172. 145.00
TOTAL: 72. 145.00
TOTAL: 217.50
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TOTAL: 217.50