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WARRANTY DEED

This instrument was prepared by:

Nazar Kashuba, Esq

HT Law LLC

444 North Wabash Ave #210

Chicago, IL 60611

Tel: (312) 957-9991

Doc#. 2135428274 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/20/2021 04:00 PM Pg: 1 of 4

Dec ID 20211201674888

ST/CO Stamp 0-508-635-792 ST Tax \$70.00 CO Tax \$35.00

THE GRANTOR(S), NATALIA DROBETSKIY, A Single Woman, of County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE(S), 600 BUILDING LLC, an Illinois limited liability company duly authorized to transact business in the 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" ATTACHED HERETO AND A PART HEREOF

Property Index Number(s):

04-04-400-009-0000;

Address of Real Estate:

600 Waukegan Road, Unit 1, Northbrook, Illinois 60062

SUBJECT TO: the general real estate taxes for the year 2020 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 15th day of December 2020

NATALIA DROBETSKIY

600 Warkegan

CAMBRIDGE TITLE COMPANY 3100 Dundee Road, Suite 406 Northbrook, IL 60062

REAL ESTATE TRANSFER TAX

16-Dec-2021 COUNTY: 35.00 ILLINOIS: 70.00

04-04-400-009-0000

20211201674888 | 0-508-635-792

TOTAL:

105.00

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STARE OF ILLINOIS)
) \$S
COUNTY OF COOK)

I. the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Natalia Drobeiskiy, 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 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.

Given under the handland official seal, this 21st day of December 2020.



AFTER RECORDING, MAIL TO:

& 600 Building LLC

1105 Hassel Road

Hottman Estates, Illinois 60169

SEND SUBSEQUENT TAX BILLS TO:

600 Building LLC

1165 Hassel Road

Hoffman Estates, Illinois 60169

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EXHIBIT "A" LEGAL DESCRIPTION

STREET ADDRESS: 600 WAUKEGAN ROAD UNIT 1

CITY: NORTHBROOK

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

UNIT 1 IN THE 600 WAUKEGAN ROAD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DYSCRIBED REAL ESTATE:

PART THE NORTH 38C.10 FRET (EXCEPT THE NORTH 10 ACRES) OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 4. TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING LAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY AND WEST OF THE CENTER LINE OF WAUKEGAN ROAD IN COCK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0800703019, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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WARRANTY DEED ADDENDUM

The Warranty Deed for the real property located at 600 Waukegan Road, Unit 1, Northbrook, Illinois 60062, Property Index Number 04-04-400-009-0000, is being transferred and conveyed by Grantor NATALIA DROBETSKIY to Grantee 600 BUILDING LLC in lieu of foreclosure. Accordingly, pursuant to 35 ILCS 200/31-45(1), the transfer is exempt from the Illinois Real Estate Transfer Tax (35 ILCS 200 et seq.). Print Na.

Oktober Columns Clark's Office