

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2135428274 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/20/2021 04:00 PM Pg: 1 of 4

*This instrument was prepared by:*

Nazar Kashuba, Esq

HT Law LLC

444 North Wabash Ave #210

Chicago, IL 60611

Tel: (312) 957-9991

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 15<sup>th</sup> day of December 2020

**NATALIA DROBETSKIY**

By: *Natalia Drobetskiy*

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

### REAL ESTATE TRANSFER TAX

16-Dec-2021



COUNTY:	35.00
ILLINOIS:	70.00
<b>TOTAL:</b>	<b>105.00</b>

04-04-400-009-0000

| 20211201674888 | 0-508-635-792



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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 DESCRIBED REAL ESTATE:

PART THE NORTH 380.10 FEET (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 EAST 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 COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0800703018, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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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.).

7/1/21  
Date

*Natalia Drobetskiy*  
Signature

GRANTEE  
Print Name

Property of Cook County Clerk's Office