

UNOFFICIAL COPY

This instrument prepared by:
Shvartsman Law Offices
400 Skokie Blvd., Suite 220
Northbrook, Illinois 60062
Attention: Alena Jotkus

After recording, please return to:
10&Baum, LLC
2222 Chestnut, Suite 201
Glenview, IL 60026

Send Subsequent Tax Bills to:
10&Baum, LLC
2222 Chestnut, Suite 201
Glenview, IL 60026

Commonly known as:
458 Thornhill Lane, Unit E2
Wheeling, Illinois 60090
PIN: 03-03-100-054-1020

Doc#: 2136407279 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/30/2021 11:43 AM Pg: 1 of 4

Dec ID 20211201659552

ST/CO Stamp 0-484-588-176 ST Tax \$190.00 CO Tax \$95.00

WARRANTY DEED

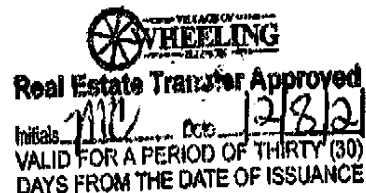
21-139731

VYACHESLAV SHLAFSHTEYN, single person ("Grantor"), of 458 Thornhill Lane, Unit B2, Wheeling, Illinois 60090, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, by these presents CONVEYS AND WARRANTS unto 10&Baum, LLC, an Illinois limited liability company 2222 Chestnut Avenue, # 201, Glenview, Illinois 60026 ("Grantee"), the real estate situated in the County of Cook, State of Illinois, which is legally described at Exhibit A, attached hereto and made a part here of.

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

THIS IS NOT A HOMESTEAD PROPERTY

[signature appears on the following page]



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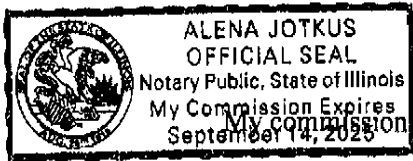
IN WITNESS WHEREOF, parties have executed this instrument as of December 2, 2021.

Vyacheslav Shlafteyn
 VYACHESLAV SHLAFTEYN

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 VYACHESLAV SHLAFTEYN is 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 pursuant as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2 day of December, 2021.



Alena Jotkus
 Notary Public
 My commission expires: 9/14/25

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 1-1-6-L-B-2 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G-1-1-6-L-B-2 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF MCHENRY ROAD, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1977, AND KNOWN AS TRUST NO. 22718, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 11, 1978 AS DOCUMENT NO. 24759029 AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATION ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS: 03-03-100-054-1020

COMMONLY KNOWN AS: 458 Thornhill Lane, Unit B2, Wheeling, Illinois 60090

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

27-Dec-2021



03-03-100-054-1021

20211201659552

0-484-588-176

COUNTY:	95.00
ILLINOIS:	190.00
TOTAL:	285.00