

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

215703849NB

Doc#: 2201425129 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/14/2022 02:36 PM Pg: 1 of 3

Dec ID 20220101695649
ST/CO Stamp 0-772-191-888 ST Tax \$475.00 CO Tax \$237.50

CT

lot 2

THE GRANTOR, ALLAN ARUTYUNOV, a single man, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto GRANTEES, KEVIN COEN and MARIA GUSEVA,

**Strike Inapplicable

- ~~(a) as Tenants in Common~~
(b) not as Tenants in Common, but as Joint Tenants
~~(c) husband and wife, as Tenants by the Entirety~~

(GRANTEE'S ADDRESS) of 610 Thorneapple Drive, Naperville, Illinois 60540, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

UNIT KNOWN AS 322 ADAMS AVENUE, GLENCOE ILLINOIS OF THE GLENCOE TUDORS TOWNHOME ASSOCIATION TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0417527000 AFFECTING THE FOLLOWING REAL ESTATE PARCEL 1: LOT 4 (EXCEPT THE NORTHEASTERLY 15 FEET OF LOT 4 TAKEN FOR GLENCOE ROAD) IN BLOCK 3 IN HARTWELL'S ADDITION TO GLENCOE, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF VERNON AVENUE AND WEST OF CHICAGO MILWAUKEE RAILROAD RIGHT OF WAY IN COOK COUNTY, ILLINOIS. PARCEL 2: THE NORTHEASTERLY 1/2 OF THE NORTHWESTERLY AND SOUTHEASTERLY 20 FEET OF THE VACATED PUBLIC ALLEY LYING SOUTHWESTERLY AND ADJOINING LOT 4 IN BLOCK 3 IN HARTWELL'S ADDITION TO GLENCOE BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 3: THE NORTHEASTERLY 1/2 OF THE NORTHWESTERLY AND SOUTHEASTERLY 20 FEET OF THE VACATED PUBLIC ALLEY LYING SOUTHWESTERLY AND ADJOINING LOT 3 IN BLOCK 3 IN HARTWELL'S ADDITION TO GLENCOE BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0417527000, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number(s): 05-07-410-034-1002
Address of Real Estate: 322 Adams Avenue, Glencoe, Illinois 60022

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; 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 the Declaration of Condominium Ownership, as amended from time to time.

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Dated this 6th day of January, 2022

Grantor:

ALLAN ARUTYUNOV

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

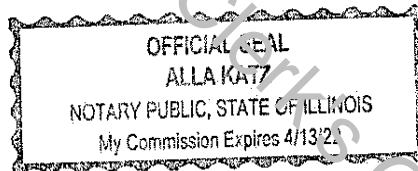
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ALLAN ARUTYUNOV**, a single man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed 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 6th day of January, 2022

Notary Public

Prepared By: R. Anthony DeFrenza, Esq.
DEFRENZA MOSCONI, PC
707 Skokie Boulevard, Suite 410
Northbrook, Illinois 60062

Mail To: Gregg Littlejohn, Esq.
ATTORNEY AT LAW
15 Abbeyfeale Drive
Oswego, Illinois 60543



Taxpayer: Kevin Coen and Maria Guseva
~~322 Adams Avenue~~ 610 Thoenapple
~~Glencoe, Illinois 60022~~ Naperville, IL 60540

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VILLAGE OF GLENCOE FINAL PAYMENT CERTIFICATE

675 Village Court, Glencoe, Illinois 60022

P: (847) 835-4113 | finance@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org



20-18855-02

Account Number

322 ADAMS AVE GLENCOE IL 60022

Address

1/7/2022

Date Paid

\$135.02

Amount Paid

This certificate acts as a receipt that the above-mentioned party has complied with Village of Glencoe Ordinance 2003-15-3085: Payment Responsibility Policy and has paid all Village utility bills in full as of the above date.