

UNOFFICIAL COPY

Doc# 2210842151 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/18/2022 02:23 PM Pg: 1 of 3

Dec ID 20220401671180
ST/CO Stamp 1-798-181-776 ST Tax \$690.00 CO Tax \$345.00
City Stamp 2-084-574-096 City Tax: \$7,245.00

22-8/540 1 of 2

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR, HARRIS DATOL, an unmarried person, CONVEYS and WARRANTS TO JAMES R. WYKOFF and NESLI KUBRA WYKOFF, husband and wife, as tenants by the entirety for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyers, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 14-30-223-123-0000

Address (es) of Real Estate: 2932 North Wood Street, Unit G, Chicago, Illinois 60657

Prepared by: Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, Illinois 60642

Mail To:

JOSEPH A. RICCELLI
ONE NORTH LASALLE STREET
SUITE 425
CHICAGO, ILLINOIS 60602

Name and Address of Taxpayer:

James R. Wykoff and Nesli Kubra Wykoff
2932 North Wood Street
Unit G
Chicago, Illinois 60657

127 W. Willow Ave.
Wheaton, IL 60187

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

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This 30 day of March, 20 22.

[Signature]
HARRIS JATOI

STATE OF ILLINOIS ss.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that HARRIS JATOI, is personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of March, 20 22.

[Signature] (Notary Public)



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Exhibit A

Parcel 1:

The East 18.81 feet of the West 42.71 feet of Lot 4 in Wellington Park Subdivision, being a Subdivision of part of the East 1/2 of the Northeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded November 17, 1999 as document 09079864, in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 aforesaid, as set forth in the Declaration of Covenants, Conditions and Restrictions, Easements and Party Wall Rights for Wellington Park Homeowners Association recorded December 11, 2000 as document 00970524.

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