

UNOFFICIAL COPY



Doc# 2211810094 Fee \$88.00

WARRANTY DEED

GRANTOR(S):

Igor Titkov
*Married to Svetlana Titkov

PRESENTLY RESIDING AT:
23 S. Stonington Drive
Palatine, IL 60074

AP 2202908 ¹ \$10.00

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

LIHUA TIAN *A Single woman*

the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: PARCEL 1: UNIT NUMBER 23 IN STONINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT ONE IN BAYBROOK PARK PUBLIC UTILITIES DEVELOPMENT OF PART OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27288308 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED NOVEMBER 9, 1972 AS DOCUMENT 22115026 AS AMENDED BY DOCUMENT 27058788 RECORDED APRIL 25, 1984 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1984 AND KNOWN AS TRUST NUMBER 107623 TO PETER Z. DABROWSKI AND EWA K. DABROWSKI DATED OCTOBER 15, 1986 AND RECORDED NOVEMBER 17, 1986 AS DOCUMENT 86543936 IN COOK COUNTY, ILLINOIS.

P.I.N.: 02-24-104-059-1131


PROPERTY ADDRESS: 23 S. STONINGTON DRIVE, PALATINE, ILLINOIS 60074

SUBJECT TO: (1) General real estate taxes for the year 2021 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements. (4) Governmental taxes or assessments for improvements not yet completed.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

DATED this 21 day of April, 2022.

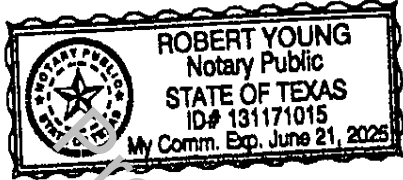

Igor Titkov


Svetlana Titkov
*Signing solely for the purpose of waiving homestead rights.

UNOFFICIAL COPY

STATE OF Texas, COUNTY OF Williamson) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Igor Titkov and Svetlana Titkov** personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/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 MY HAND AND OFFICIAL SEAL, this 21 day of April, 20 22




Notary Public



Prepared by: Waldemar Wyszynski, Esq.
Wyszynski & Webb P.C.
2860 S. River Rd, Suite 220
Des Plaines, IL 60018

Return to:

AI Domantas
1 N. Franklin #1200
Chicago, IL 60606

Send Subsequent Tax Bill To:

L. Luca Tien
23 S. Stonington Drive
Wheaton, IL 60074

REAL ESTATE TRANSFER TAX		27-Apr-2022
	COUNTY:	119.00
	ILLINOIS:	238.00
	TOTAL:	357.00
02-24-104-059-1131		20220401693422 0-621-094-800

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WARRANTY DEED

GRANTOR(S):

Igor Titkov
*Married to Svetlana Titkov

PRESENTLY RESIDING AT:
23 S. Stonington Drive
Palatine, IL 60074

AP 220908 & 2062

(The Above Space For Recorder's Use Only)

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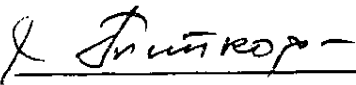
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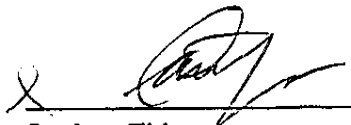
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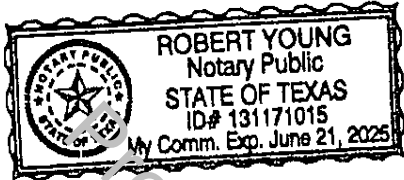

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[Signature]
Notary Public

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Wyszynski & Webb P.C.
2860 S. River Rd, Suite 220
Des Plaines, IL 60018

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Al Domanski
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