UNOFFICIAL CC

Doc#. 2211913286 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/29/2022 03:23 PM Pg: 1 of 5

Dec ID 20220401699869

ST/CO Stamp 1-917-708-176 ST Tax \$170.00 CO Tax \$85.00

City Stamp 1-618-483-088 City Tax: \$1,785.00

WARRANTY DEED

This instrument was prepared by:

Nazar Kashuba, Esq. HT Law LLC 444 North Wabash Ave, #210 Chicago, Illinois 60611 Tel: (312) 957-8991

THE GRANTOR(S), VANIM DUBOVSKY, an unmarried man, and VICTORIA I. GOLUB, an unmarried woman, as tenants by the entirety, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby sell, assign. transfer and set over to Buyer(s), LILLY GARCIA, a married woman, of the County of DuPage, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the Stree of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number(s):

11-30-400-031-1602;

Address of Real Estate:

7520 N. Winchester Avenue, Unit 1E, Chicago, IL 60626.

SUBJECT TO: the general real estate taxes for the year of 2022 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public 750//ica utilities; acts of the Grantee.

DATED this 13th day of April 2022.

VADIM DUBOVSKY

By:

VICTORIA I, GOLUB

By: _V. Carluts

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STATE OF ILLINOIS)) SS
COUNTY OF COOK	•

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY Vadim Dubovsky and Victoria I. Golub, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed 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.

JULIA SUHNASKA OFFICIAL SEAL Notary Public - State Of Illinois My Commission Expires

Given under my hand and official seal, this 13th day of April 2022.

Of Cook Colling Clark's Office

AFTER RECORDING, MAIL TO:

7520 N. Winchester Ave, Unit 1E

Chicago, IL 60626

SEND SUBSEQUENT TAX BILLS TO:

- Lity Guilly

7520 N. Winchester Ave, Unit 1E

Chicago, IL 60626

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT NO. 7520-1E IN 7520-24 NORTH WINCHESTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 22 AND 23 IN SNELLING AND COMPANY'S ADDITION TO ROGERS PARK, IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 1913 AS DOCUMENT NUMBER 5117902, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 3, 2007 AS NO. ON ELE.

TODERTO OF COOK COUNTY CLERK'S OFFICE DOCUMENT NO. 0712315122, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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16. AB.

LINOIS: 170.06

TOTAL: 255.00

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29-Apr-2022 1,275.00 510.0r

CHICAGO: 1,272
CTA: 510.0.
TOTAL: 1,785.00 *
11-30-400-031-1002 | 2022040169869 | 1-618-483-088
* Total does not include any applicable penalty or interest due.