

# UNOFFICIAL COPY

Doc#: 2213121349 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/11/2022 11:38 AM Pg: 1 of 5

## WARRANTY DEED

140166 1/2

THE GRANTOR, 3731 KENMORE  
LLC, an Illinois Limited Liability Company,  
of the village of Northbrook,  
County of Cook, State of Illinois, for and in  
consideration of ten dollars (\$10.00) and  
other valuable consideration in hand paid,  
CONVEYS AND WARRANTS to:


Dec ID 20220401695233  
ST/CO Stamp 0-153-823-120 ST Tax \$725.00 CO Tax \$362.50  
City Stamp 0-072-427-408 City Tax: \$7,612.50

**CHRISTOPHER M. NICHOLAS**  
of Chicago, Illinois

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) 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 premises forever. SUBJECT TO: General Real Estate Taxes for 2021 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 14-20-219-015-000 (underlying PIN)  
Address of Real Estate: 3731 N. KENMORE AVE., UNIT 3, Parking P Z, CHICAGO, IL  
60613

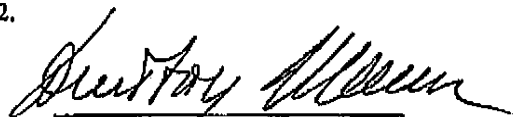
Dated this 18 day of April, 2022.

  
\_\_\_\_\_  
ALEX TROYANOVSKY, Manager

STATE OF ILLINOIS    }  
                                  }SS.  
COUNTY OF LAKE    }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALEX TROYANOVSKY, 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 18 day of April, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC



# UNOFFICIAL COPY

This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,  
Illinois 60062

**AFTER RECORDING THIS  
INSTRUMENT SHOULD BE SENT TO:**

Castle Law  
2 N. 129<sup>th</sup> Infantry Dr.  
Joliet, IL 60435

Send subsequent tax bills to:

**CHRISTOPHER NICHOLAS**  
3731 N. Kenmore Ave, Unit 3  
Chicago, IL 60613

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit "A" Legal Description

### PARCEL 1:

UNIT NO. 3 AND PARKING SPACE P2 IN 3731 KENMORE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 15 IN BLOCK 4 IN BUCKINGHAM'S SECOND ADDITION TO LAKEVIEW IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 8, 2022, AS DOCUMENT NO. 2209857021, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF TOP AREA "B" , LIMITED COMMON ELEMENT AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 2209857021 , IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



CHICAGO:	5,437.50
CTA:	2,175.00
TOTAL:	7,612.50 *

14-20-219-015-0000 | 20220401695233 | 0-072-427-408

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



14-20-219-015-0000

20220401695233

0-153-823-120

COUNTY:	362.50
ILLINOIS:	725.00
TOTAL:	1,087.50

Property of Cook County Clerk's Office