

ATC-41903'

# UNOFFICIAL COPY

Doc# 2213907182 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/19/2022 09:31 AM Pg: 1 of 2

## WARRANTY DEED Statutory (Illinois)

Dec ID 20220401685890  
ST/CO Stamp 0-380-252-048 ST Tax \$380.00 CO Tax \$190.00

THE GRANTORS,  
ALEXANDER BEDNYAK and  
YEVA BEDNYAK, husband and  
wife, of the Village of Wheeling,  
County of Cook and State of  
Illinois, for the consideration of  
Ten and no/100 Dollars (\$10.00),  
and other good and valuable  
consideration, in hand paid,  
CONVEY AND WARRANT TO  
CONSTANTINE DEAN  
CARSON, of 1411 McHenry Road, Ste 125, Buffalo Grove, IL  
the following described Real  
Estate situated in the County of  
Cook, in the State of Illinois, to  
wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2021<sup>2nd installment</sup> and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 03-02-100-082-1319, 03-02-100-082-1388 and 03-02-100-082-1389

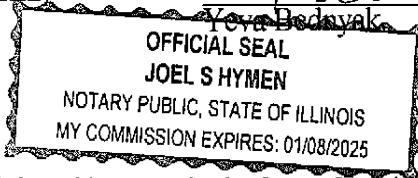
Address of Real Estate: 115 Prairie Park Drive, Unit 412, Wheeling, IL 60090

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.

DATED this 25<sup>th</sup> day of April, 2022

Alexander Bednyak (SEAL) YeVa Bednyak (SEAL)  
Alexander Bednyak YeVa Bednyak

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS



I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ALEXANDER BEDNYAK and YEVA BEDNYAK, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 25<sup>th</sup> day of April, 2022

Joel S. Hymen  
Notary Public

This instrument was prepared by  
Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:

Ronald Rosenblum  
111 W. Washington St. #1403  
Chicago IL 60602

SEND SUBSEQUENT TAX BILL TO:

Constantine Dean Carson  
115 Prairie Park Dr.  
Unit 412  
Wheeling IL 60090

RECEIVED  
Real Estate Transfer Approved  
Date: 4/27/22  
30 DAY PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

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File #: 41903

Exhibit "A"

Property Address: 115 Prairie Park Drive, Unit 412, Wheeling, IL 60090

County: Cook

Tax Parcel #: 03-02-100-082-1319, -1388 & -1389

PARCEL 1:

UNIT 3-412, P-3-64 AND P-3-65 IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 03, 2005 AS DOCUMENT NUMBER 0506203148; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE(S) S-3-64 AND S-3-65, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

## REAL ESTATE TRANSFER TAX

13-May-2022



COUNTY:	190.00
ILLINOIS:	380.00
<b>TOTAL:</b>	<b>570.00</b>

03-02-100-082-1319

| 20220401685890 | 0-380-252-048