

UNOFFICIAL COPY

Doc# 2214407229 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2022 09:09 AM Pg: 1 of 2

1/2 226NW184433AM
WARRANTY DEED

Mail To:

Mr. Richard Kim
8930 Waukegan Rd., Ste. 210
Morton Grove, IL 60053

Send Tax Bills To:

Mr. Sunil Dhanwal
6660 W Wood River Dr., 207
Niles, IL 60714

Dec ID 20220501610629
ST/CO Stamp 0-068-468-624 ST Tax \$225.00 CO Tax \$112.50

THE GRANTOR(S), Anatol Varabei, a single man of 210 174th St., Unit 108, Sunny Isles Beach, FL 33160, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby **CONVEY(S) AND WARRANT(S)** unto **GRANTEES: Sunil Dhanwal and Hina Dhanwal**, a husband and wife, of 8001 Lockwood, Unit 206, Skokie, IL 60077, as tenants by entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 207-B IN THE WOOD RIVER PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 LYING WEST OF THE WEST LINE OF CALDWELL AVENUE AND EAST OF CHICAGO AND WAUKEGAN ROAD IN THE SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25031661, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): **10-30-200-034-1019**

Address of Real Estate: **6660 West Wood River Dr., 207, Niles, IL 60714**

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 in fee simple forever, subject to the following restrictions: a) all unpaid taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in.

DATED this 10 day of MAY, 2022



Anatol Varabei (Seal)

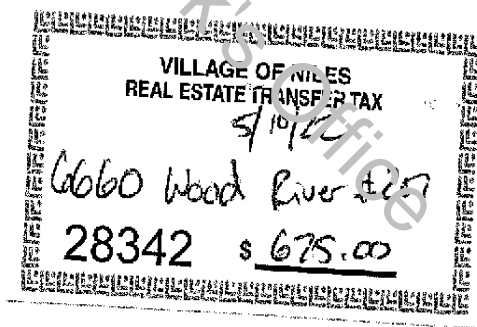
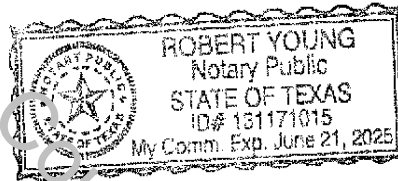
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State of Texas)
County of Willisland) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Anatol Varabei** personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered 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 this 10 day of May, 2022

[Signature]
Notary Public



This instrument was prepared by:
Andrius Spokas, Esq.
9 East Irving Park Rd.
Roselle, IL 60172