

# UNOFFICIAL COPY

Doc#: 2214418024 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/24/2022 06:38 AM Pg: 1 of 3

Dec ID 20220501611538  
ST/CO Stamp 0-756-662-160 ST Tax \$205.00 CO Tax \$102.50

## WARRANTY DEED

THE GRANTOR(S), NESTOR PODOBANYI married to KHRYSTYNA SYMOVONYK of the City of Mount Prospect, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Lesia Andrusiak and Petro Andrusiak, *wife and husband*  
of *Cook County, Illinois* as

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON

NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

**See Attached Exhibit A**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

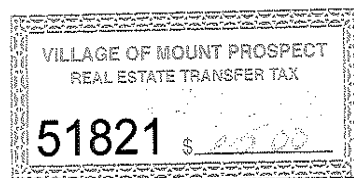
And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 08-14-401-093-1005

Common Address: 701 W. Huntington Commons Rd., Unit 105, Mount Prospect, IL 60056

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

2232389 142



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DATED this 20<sup>th</sup> day of May, 2022

*Nestor P.*

NESTOR PODOBANYYY

*Khrystyna S.*

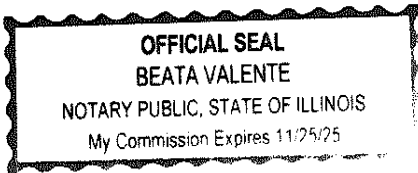
KHRYSTYNA SYMOVONYK

State of Illinois )  
County of Cook ) ss.

The undersigned, a notary public in and for the above county and state, certifies that URIEL NESTOR PODOBANYYY and KHRYSTYNA SYMOVONYK, known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 20<sup>th</sup> day of May, 2022

*[Signature]*  
NOTARY PUBLIC



**DEED PREPARED BY:**  
Beata Valente  
Law Offices of Beata Valente, LLC  
5911 W. Higgins Ave  
Chicago, IL 60630

**MAIL DEED TO:**  
Petro Andrusiak  
701 W Huntington Commons  
Unit 105  
Mount Prospect, IL 60056

**SEND TAX BILL TO:**  
Petro Andrusiak  
701 W Huntington Commons  
Unit 105  
Mount Prospect, IL 60056

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American Land Title Association

File Number : 2232389  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

## EXHIBIT A

Legal:

**PARCEL 1:**

**UNIT NUMBER 105 IN LAKESIDE CONDOMINIUM "C" AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):**

**PART OF LOT 1 IN KENROY HUNTINGTON, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY FREDIANI DEVELOPERS, INCORPORATED, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23714336, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS DATED FEBRUARY 11, 1971 AND RECORDED AND FILED FEBRUARY 19, 1971 AS DOCUMENT 21001332 AND DOCUMENT LR2543467 FOR INGRESS AND EGRESS AND AS CREATED BY DEED FROM MOUNT PROSPECT STATE BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 5, 1976 KNOWN AS TRUST NUMBER 539 TO ROBERT M. KNOESSEL AND SANDRA L. KNOESSEL, HIS WIFE, DATED JULY 13, 1978 AND RECORDED AUGUST 8, 1978 AS DOCUMENT 24573879, IN COOK COUNTY, ILLINOIS**

**Commonly known address: 701 W. Huntington Commons Rd., Unit 105, Mount Prospect, IL 60056**

**PIN #: 08-14-401-093-1005**

**PIN #:**

**PIN #:**

**Township: Elk Grove**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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