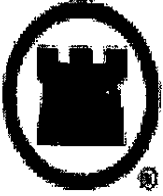


UNOFFICIAL COPY



1023546-PW 1042
Chicago Title Insurance Company

Doc#: 2216004256 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2022 03:37 PM Pg: 1 of 3

Dec ID 20220501632294
ST/CO Stamp 0-152-440-912 ST Tax \$160.00 CO Tax \$80.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR(S), **Roman Dudnik and Irina Dudnik**, husband and wife, of _____, County of _____, State of IL, for and in consideration of Ten &00/100 Dollars in hand paid, convey(s) and warrant to **George L. Marquez Jr. and Jennifer D. Marquez, husband and wife** ~~as tenants by the entirety~~ (Grantee's Address) _____, Wheeling, IL 60090 the following described real estate situated in the County of Lake in the State of Illinois, to wit:

And AMANDA L. MARQUEZ, as
Joint Tenants w/Right of Survivorship*

ITEM 1: UNIT NUMBER 307 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED SEPTEMBER 12, 1973 AS DOCUMENT 2716426

** an unmarried person*

ITEM 2:

AN UNDIVIDED PERCENTAGE INTEREST IN AND TO THE FOLLOWING DESCRIBED PREMISES:
THAT PART OF THE WEST 495.0 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF THE WEST 495.0 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, SAID POINT BEING 146.10 FEET EAST OF (AS MEASURED ALONG SAID NORTH LINE, WHICH BEARS SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST) THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 07 MINUTES 27 SECONDS WEST, 140.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED:

THENCE SOUTH 28 DEGREES 56 MINUTES 46 SECONDS WEST, 64.33 FEET; THENCE SOUTH 61 DEGREES 03 MINUTES 14 SECONDS EAST, 120.83 FEET; THENCE SOUTH 21 DEGREES 09 MINUTES 14 SECONDS EAST, 120.83 FEET; THENCE NORTH 68 DEGREES 50 MINUTES 46 SECONDS EAST, 64.33 FEET; THENCE NORTH 21 DEGREES 09 MINUTES 14 SECONDS WEST, 107.50 FEET; THENCE NORTH 48 DEGREES 53 MINUTES 46 SECONDS EAST, 114.26 FEET; THENCE SOUTH 41 DEGREES 09 MINUTES 14 SECONDS WEST, 64.33 FEET; THENCE SOUTH 48 DEGREES 53 MINUTES 46 SECONDS WEST, 112.58 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 14 SECONDS WEST 112.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, private, public and utility easements and roads and highways, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during years 2021.

Permanent Real Estate Index Number(s): 03-15-402-015-1043

Address of Real Estate: 1430 Sandstone, Unit 307, Wheeling, IL 60090

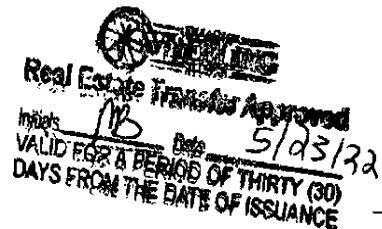
Dated this 31 day of May, 2022

Roman Dudnik

Roman Dudnik

Irina Dudnik

Irina Dudnik

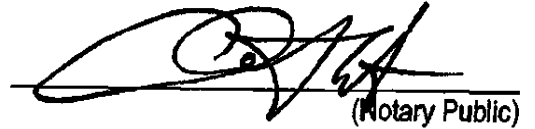


UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Roman Dudnik and Irina Dudnik personally known to me to be the person(s) whose name(s) 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 31 day of May, 2022


(Notary Public)

Prepared By:

Alina Brodsky, Esq.
401 S. Milwaukee Ave., #150
Wheeling, IL 60090





Mail To:

Chris Nudo
3601 Algonguin # 860
Rolling Meadows IL 60008

Name and Address of Taxpayer:

George and Jennifer Marquez
1430 Sandstone Dr., #307
Wheeling, IL 60090

REAL ESTATE TRANSFER TAX		08-Jun-2022
	COUNTY:	80.00
	ILLINOIS:	160.00
	TOTAL:	240.00
03-15-402-015-1043	20220501632294	0-1-2-4-0-912

UNOFFICIAL COPY

03-15-402-015-1043

ITEM 1: UNIT NUMBER 307 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED SEPTEMBER 12, 1973 AS DOCUMENT 2716426

ITEM 2:

AN UNDIVIDED PERCENTAGE INTEREST IN AND TO THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE WEST 495.0 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF THE WEST 495.0 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, SAID POINT BEING 146.10 FEET EAST OF (AS MEASURED ALONG SAID NORTH LINE, WHICH BEARS SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST) THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 07 MINUTES 27 SECONDS WEST, 140.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED:

THENCE SOUTH 28 DEGREES 56 MINUTES 46 SECONDS WEST, 64.33 FEET; THENCE SOUTH 61 DEGREES 03 MINUTES 14 SECONDS EAST, 120.83 FEET; THENCE SOUTH 21 DEGREES 09 MINUTES 14 SECONDS EAST, 120.83 FEET; THENCE NORTH 68 DEGREES 50 MINUTES 46 SECONDS EAST, 64.33 FEET; THENCE NORTH 21 DEGREES 09 MINUTES 14 SECONDS WEST, 107.50 FEET; THENCE NORTH 48 DEGREES 53 MINUTES 46 SECONDS EAST, 114.26 FEET; THENCE SOUTH 41 DEGREES 06 MINUTES 14 SECONDS WEST, 64.33 FEET; THENCE SOUTH 48 DEGREES 53 MINUTES 46 SECONDS WEST 112.58 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 14 SECONDS WEST 112.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.