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WARRANTY DEED (STATUTORY - ILLINOIS)

Doc#: 2216104067 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2022 08:59 AM Pg: 1 of 3

Dec ID 20220501611322
ST/CO Stamp 0-907-960-400 ST Tax \$325.00 CO Tax \$162.50

THE GRANTOR(S), **ERIK K. ZLATKIN AND ANNE MARIE KATHERINE ZLATKIN, HUSBAND AND WIFE**, of the City of LAS VEGAS, County of CLARK, State of NEVADA, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to:

RISHAD N. SIDHWA AND ALICIA M. PEAVY
1874 POTOMAC COURT, WHEELING, IL 60090

GRANTEES, **HUSBAND & WIFE AS TENANTS BY THE ENTIRETY**;

the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit: SEE ATTACHED LEGAL DESCRIPTION, TO HAVE AND TO HOLD FOREVER, hereby releasing and waiving, if applicable, all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to: General Taxes for the year 2021 (2nd Installment) and subsequent years, and to Covenants, Conditions, Easements and Restrictions of Record.

PIN(S): **03-23-109-029-1006**

Address of Real Estate: **1874 POTOMAC COURT, WHEELING, IL 60090**

WHEELING
Real Estate Transfer Approved
Witness: AM Date: 5/31/22
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

DATED THIS 31 DAY OF May, 2022:


ERIK K. ZLATKIN


ANNE MARIE KATHERINE ZLATKIN

State of IL, County of lake ss: I the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT: ERIK K. ZLATKIN and ANNE MARIE KATHERINE ZLATKIN, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day, in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes set forth therein, including the release and waiver of the right of homestead, if applicable.

Given under my hand and official seal this 31 day of May, 2022.


NOTARY PUBLIC

Commission Expires: 8-21-23



Handwritten notes:
it 22ENW0825764H
1/2 BFA

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LEGAL DESCRIPTION

OF THE PREMISES COMMONLY KNOWN AS:

1874 POTOMAC COURT, WHEELING, IL 60090

SEE ATTACHED LEGAL DESCRIPTION.

Instrument Prepared By: Peter N. Weil, Esq.
175 Olde Half Day Rd., Ste. 134
Lincolnshire, IL 60069

AFTER RECORDING, MAIL TO:

WILLIAM B. BLANCHARD, ESQ.
254 BARNSIDE CIRCLE
GENEVA, IL 60134

SEND SUBSEQUENT TAX BILLS TO:

RISHAD N. SIDHWA
ALICIA M. PEAVY
1874 POTOMAC COURT
WHEELING, IL 60090

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EXHIBIT "A"

Order No.: 22GNW082576VH

Property Address: 1874 Potomac Ct, Wheeling, IL 60090-6704

For APN/Parcel ID(s): 03-23-109-029-1006

UNIT NUMBER 5-2 IN THE WILLOW PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 AND 3 IN WILLOW PLACE SUBDIVISION BEING A RESUBDIVISION IN THE SOUTHEAST 1/4, THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814322018, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office