

# UNOFFICIAL COPY

Doc#: 2218639121 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/05/2022 10:09 AM Pg: 1 of 5

Dec ID 20220601650243  
ST/CO Stamp 0-614-250-576 ST Tax \$995.00 CO Tax \$497.50  
City Stamp 0-759-609-424 City Tax: \$10,447.50

**WARRANTY DEED**  
*1/2 140804*

THE GRANTOR, **3731 KENMORE LLC**, an Illinois Limited Liability Company, of the village of Northbrook, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS to:

**PATRICK HULL and GABRIELLE ILARIA**, *MARRIED AS Tenets By The Entirety*  
of Chicago, Illinois

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) 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. SUBJECT TO: General Real Estate Taxes for 2021 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 14-20-219-015-0000 (underlying PIN)  
Address of Real Estate: 3731 N. KENMORE AVE., UNIT 1, Parking P3, CHICAGO, IL 60613

Dated this 16 day of June 2022.

  
ALEX TROYANOVSKY, Manager

STATE OF ILLINOIS    }  
                                  }SS.  
COUNTY OF COOK    }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALEX TROYANOVSKY, personally known to me to be the same person whose name 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 16 day of June 2022.



  
NOTARY PUBLIC

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This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

**AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:**

Steve R Felton

134 N LaSalle suite 1720

chicago IL 60607

Send subsequent tax bills to:

**PATRICK HULL and GABRIELLE ILARIA**

3731 N Kenmore ave. unit 1

chicago IL 60613

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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## Exhibit "A" Legal Description

PARCEL 1:

UNIT NO. 1 AND PARKING SPACE P-3 IN 3731 KENMORE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 15 IN BLOCK 4 IN BUCKINGHAM'S SECOND ADDITION TO LAKEVIEW IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 8, 2022, AS DOCUMENT NO. 2209857021, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF TOP AREA "A" , LIMITED COMMON ELEMENT AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 2209857021 , IN COOK COUNTY, ILLINOIS.

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**REAL ESTATE TRANSFER TAX**

	01-Jul-2022
	497.50
	995.00
<b>TOTAL:</b>	<b>1,492.50</b>

14-20-219-015-0000 | 20220601650243 | 0-614-250-576

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**REAL ESTATE TRANSFER TAX**

01-Jul-2022



<b>CHICAGO:</b>	7,462.50
<b>CTA:</b>	2,985.00
<b>TOTAL:</b>	10,447.50 *

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\* Total does not include any applicable penalty or interest due.