

# UNOFFICIAL COPY

Doc#: 2218706349 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/06/2022 01:21 PM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220501624024  
ST/CO Stamp 0-040-054-864 ST Tax \$485.00 CO Tax \$242.50  
City Stamp 2-105-421-904 City Tax: \$5,092.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Nicholas J. Koester and Madelyn M. Koester, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Elena Gryaznova, an unmarried woman and Sergei Gryaznov, a ~~an~~ married man, as Joint Tenants, of 1228 Emerson St., Evanston, IL 60201, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-20-211-036-1005

Property Address: 3827 N. Kenmore Ave., Unit 2N, Chicago, IL 60613

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing

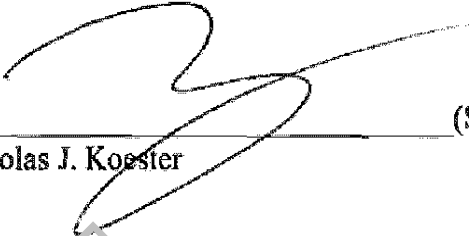
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Proper Title, L.L.C.  
1530 E. Dundee Road  
Suite #250  
Palatine, IL 60074

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Pt 22.  
83149  
Page 1 of 3

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Dated this 9 day of June, 2022.

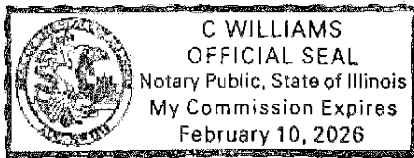
X   
\_\_\_\_\_  
Nicholas J. Koester


(Seal) X  (Seal)  
\_\_\_\_\_  
Madelyn M. Koester

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF LAKE            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicholas J. Koester and Madelyn M. Koester personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 notarial seal, this 9 day of June, 2022.



  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

MAIL TO:

The David Frank Law Group  
3400 Dundee Rd., Suite 320  
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Sergei Gryaznov & Elena Gryaznova  
3827 N. Kenmore Ave., Unit 2N  
Chicago, IL 60613

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## EXHIBIT "A"

UNIT NUMBER 3827-TWO IN 3825-3827 KENMORE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19 AND 20 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 6 OF LAFLIN SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 85275591, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office