

UNOFFICIAL COPY

Doc#: 2219604068 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2022 09:33 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), RAFIQ S BASARIA, a married man, of Northbrook, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to VADYM ZAVERTALUK, a single man, of Illinois, the following described Real Estate:

Dec ID 20220601641972
ST/CO Stamp 0-373-634-128 ST Tax \$287.00 CO Tax \$143.50

Address of Property: 3050 PHEASANT CREEK DRIVE UNIT 103 NORTHBROOK, IL 60062

Parcel ID Number: 04-08-200-038-1070 & 04-08-200-038-1105

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. This is not a homestead property as to Grantor's spouse.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2021 and subsequent years not yet due and payable.

DATED this 14 day of July, 2022

Rafiq Basaria (SEAL)
RAFIQ S BASARIA

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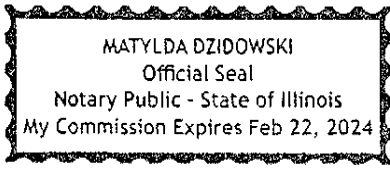
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

RAFIQ S BASACIA
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 14 day of July, 2022.

[Signature]
NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
VADYM ZAVERTALIUK
3050 PHEASANT CREEK DR
UNIT 103
NORTHBROOK IL
60062

SEND SUBSEQUENT TAX BILLS TO:
VADYM ZAVERTALIUK
3050 PHEASANT CREEK DR
UNIT 103
NORTHBROOK IL 60062

File nr: A1220554 lot 2
After recording mail to: MP
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

UNOFFICIAL COPYFile No: **AT220554****EXHIBIT "A"****PARCEL 1:**

UNIT 2-103-B AND GARAGE UNIT P-42 IN PHEASANT CREEK CONDOMINIUM NUMBER 5 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARTS OF LOTS "A" AND "B" IN WHITE PLAINES UNIT 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 12, 1980 AS DOCUMENT 25459822, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

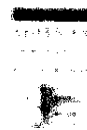
PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT 22648909, AND IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENTS 25459821 AND 25926881, IN COOK COUNTY, ILLINOIS.

**Property Address: 3050 PHEASANT CREEK DR UNIT 103 NORTHBROOK, IL 60062
Parcel ID Number: 04-08-200-038-1070 & 1105**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity 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.

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*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II*