

# UNOFFICIAL COPY

Doc#: 2220206234 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/21/2022 11:21 AM Pg: 1 of 3

## WARRANTY DEED

### ILLINOIS STATUTORY

Dec ID 20220701674649  
ST/CO Stamp 0-719-105-104 ST Tax \$310.00 CO Tax \$155.00

Mail to:

Yaroslav Banakh and Katrina Fomenko  
35 E. Orchard Lane  
Palatine, IL 60067

Name & Address of Tax Payer:

Yaroslav Banakh and Katrina Fomenko  
35 E. Orchard Lane  
Palatine, IL 60067

### RECORDER'S STAMP

THE GRANTOR(S), JUNG YI, married, of the City of Palatine, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) and No/100 Dollars and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to YAROSLAV BANAKH and KATRINA FOMENKO, of 4 Villa Verde Dr., Apt 109, Buffalo grove, IL 60089, not as Tenants in Common, nor as Joint Tenants, but 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

THIS IS NOT HOMESTEAD PROPERTY. TO HAVE AND TO HOLD said premises forever.



Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements, including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declarations/CCRs.

Property Address: 35 E. Orchard Lane, Palatine, IL 60067  
P.I.N.: 02-23-311-023-1009

Baird & Warner Title Services, Inc.  
475 North Meigs Blvd  
Suite 100  
Schweitzburg, IL 60175

Dated this 12<sup>th</sup> day of July, 2022

JUNG YI 

REAL ESTATE TRANSFER TAX		21-Jul-2022
	COUNTY:	155.00
	ILLINOIS:	310.00
	TOTAL:	465.00
02-23-311-023-1009		20220701674649   0-719-105-104

BW 22062700 1/2cm

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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, JUNG YI, is/are personally known to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person(s), and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal,

this 12<sup>th</sup> day of July, 2022

Jonathan Y Kim  
Notary Public



PREPARED BY:  
Jonathan Y. Kim, Esq.  
5005 Newport Drive, #404  
Rolling Meadows, IL 60008

Property of Cook County Clerk's Office

BW22062700

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## Exhibit A

UNIT 35 IN ASPEN GROVE CONDOMINIUMS AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: OUTLOT A, LOT 1 AND PART OF LOT 3 IN ASPEN GROVE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4, 5, 6, AND THE WEST 100 FEET OF LOTS 7, 8, AND 9 IN BLOCK 7 IN ARTHUR T. MCINTOSH & COMPANY'S PALATINE ESTATES UNIT 1, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00752024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 02-23-311-023-1009

For Informational Purposes only: 35 East Orchard Lane, Palatine, IL 60067

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