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Doc# 2221613058 Fee \$88.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 08/04/2022 11:56 AM PG: 1 OF 4

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 11 day of July, 2022 by and between **Ilya Zlotnik and Leor Mellul n/k/a Leor Zlotnik, husband and wife**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Anaria Riggio, a single woman**, of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 17-09-127-043-1151 and 17-09-127-043-1285  
Address of Real Estate: 645 North Kingsbury Street, Unit 2407, Chicago, IL 60654


+ P-115

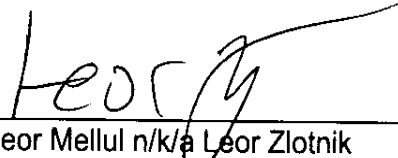
SIGNATURE PAGE FOLLOWS



Chicago Title 22 1752254541 LP 1072 8/4

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 11th day of July, 2022.

  
\_\_\_\_\_  
Ilya Zlotnik

  
\_\_\_\_\_  
Leor Mellul n/k/a Leor Zlotnik

REAL ESTATE TRANSFER TAX		03-Aug-2022
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50

17-09-127-043-1151 | 20220701693993 | 1-801-683-536

REAL ESTATE TRANSFER TAX		03-Aug-2022
	CHICAGO:	1,687.50
	C/A:	675.00
	TOTAL:	2,362.50 *

17-09-127-043-1151 | 20220701693993 | 0-727-941-712

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

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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, DO HEREBY CERTIFY that Ilya Zlotnik and Leor Mellul n/k/a Leor Zlotnik, 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 this said 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 official seal, this 11th day of July, 2022.

Doris Kay Brubaker  
Notary Public

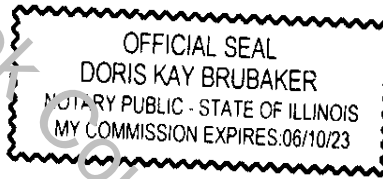
Commission expires:

Send Subsequent Tax Bills To:

Anaria Riggio  
645 N Kingsbury St #2407  
Chicago IL 60654

After Recording Return To:

Gary Mages  
Mages + Price LLC  
1110 Lake Cook Rd #385  
Buffalo Grove IL 60089



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## EXHIBIT A

### Legal Description

UNIT 2407 AND PARKING SPACE UNIT P-115 IN ADMIRAL'S POINTE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOT 30 IN YOUNG'S SUBDIVISION IN BLOCK 1 OF ASSESSORS DIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPLE MERIDIAN, LYING SOUTH OF ERIE STREET AND EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER IN COOK COUNTY, ILLINOIS.

ALSO

PARTS OF LOTS 28, 29, AND THAT PART OF LOT 30 AND ALL OF THE 9 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 TO 30 (EXCEPT THE EAST 370.00 FEET THEREOF) IN YOUNG'S SUBDIVISION OF PART OF KINGSBURY TRACT, BEING PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

THE SOUTH 9 FEET OF LOTS 1 TO 5, (EXCEPT THE EAST 370.00 FEET THEREOF) BOTH INCLUSIVE IN ASSESSOR'S DIVISION OF PART SOUTH OF EIRE STREET AND EAST OF THE CHICAGO RIVER) OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 15, 2002 AS DOCUMENT NUMBER 0020058165 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.