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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2222303017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2022 06:29 AM Pg: 1 of 3

Dec ID 20220801602263
ST/CO Stamp 0-150-921-808 ST Tax \$375.00 CO Tax \$187.50

Property of Cook County Clerk's Office

THE GRANTOR(S), WHITNEY MARTIN, a single woman, of Hinsdale, IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to MIKHAIL KHODARKOVSKIY and BELA GLANTSMAN, husband and wife, of Northbrook, IL, not as Joint Tenants, not as Tenants in Common, but as Tenants By The Entirety, all interest in the following described Real Estate situated in Cook County in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, and building line and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 04-08-200-033-1020

Address(es) of Real Estate: 3104 ANTELOPE SPRINGS RD, NORTHBROOK, IL 60062



1/1
22NW7148852WB

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LEGAL DESCRIPTION

Order No.: 22NW7148852NB

For APN/Parcel ID(s): 04-08-200-033-1020

PARCEL 1:

UNIT NO. 3104 IN BUILDING 5 IN PHEASANT CREEK CONDOMINIUM ASSOCIATION NO. 3, AS DELINEATED AND DEFINED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS "A" AND "B" (EXCEPT THE NORTH 520.0 FEET OF THE WEST 742.0 FEET OF SAID LOT "A") IN WHITE PLAINES UNIT 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" AND EXHIBIT "B-1" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 23959365, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY; ALSO

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PHEASANT CREEK ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED MARCH 5, 1974 AND RECORDED MARCH 8, 1974 AS DOCUMENT NUMBER 22648909 AND AS AMENDED BY DOCUMENT 23959364 AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1977 AND KNOWN AS TRUST NUMBER 1068750 TO JAVID, A LIMITED PARTNERSHIP DATED JUNE 29, 1977 AND RECORDED JULY 15, 1977 AS DOCUMENT NUMBER 24013895 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.