

UNOFFICIAL COPY

WARRANTY DEED

Illinois Statutory

H85282

Mail to:

Konstantin Kelenin
4342 N Kedvale Ave #2C
Chicago, IL 60641

Doc#: 2222319105 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/11/2022 03:10 PM Pg: 1 of 2

Dec ID 20220801605350

ST/CO Stamp 1-541-005-904 ST Tax \$145.00 CO Tax \$72.50

City Stamp 2-128-077-392 City Tax: \$1,522.50

Name & Address of Taxpayer:

Same as Above

RECORDER'S STAMP

The GRANTOR(S): **Goodman Chicago Condos LLC**, of the City of Chicago, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to, **Konstantin Kelenin and Tatyana Kurkina,**

- Husband and wife of *
all interest in the following described land in the County of Cook, State of Illinois; to wit:

* * 5339 W. Belmont Ave Chicago IL 60641

PARCEL 1: UNIT 2C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4342 NORTH KEDVALE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0430344063, AS AMENDED FROM TIME TO TIME, IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-8 AND S-7, LIMITED COMMON ELEMENTS AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0430344063

P.I.N. 13-15-403-066-1007

*
C/K/A 4342 N KEDVALE AVENUE, UNIT 2C, CHICAGO, IL 60641

Conveyance and Warrant Subject to: General real estate taxes not due and payable at the time of Closing; 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, 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 Illinois Condominium Property Act and the Common Interest Community Association Act or other applicable State association law ("Governing Law"), installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

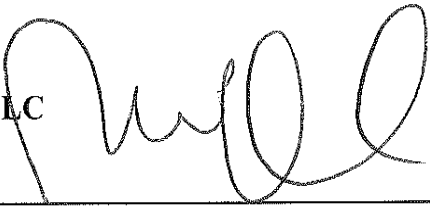
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

10/1 (2)

UNOFFICIAL COPY

Dated August 9, 2022

Goodman Chicago Condos LLC

BY: 

STATE OF ILLINOIS }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, Robert Oliver, authorized trustee of member. personally know to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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, August 9, 2022

WITNESS my hand and official seal.

Signature 

My Commission Expires 6/25/26



(Seal)

Prepared by:

OLIVER LAW LLC
4205 W. Irving Park Road
Chicago, IL 60641
(773) 853-2381