

UNOFFICIAL COPY

ATC-42554

Doc#: 2224907051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2022 06:18 AM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

Dec ID 20220501630230
ST/CO Stamp 2-138-688-080 ST Tax \$147.00 CO Tax \$73.50

THE GRANTORS, Dmitriy Shternberg and Sofia Muller, husband and wife, of the Village of Northbrook, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO Ronald P. Kurian and Teresa Kurian of 720 Kylemore Drive, Des Plaines, IL, not as tenants in common but as joint tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

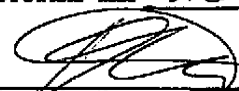
Subject to: Real Estate taxes for the year 2021 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.


Real Estate Tax Number: 09-10-401-070-1009

Address of Real Estate: 8860 N. Western Ave., Unit 201A, Des Plaines, Illinois 60016

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 as tenants by the entirety forever.

DATED this 2nd day of June, 2022

 (SEAL)
Dmitriy Shternberg

 (SEAL)
Sofia Muller

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Dmitriy Shternberg and Sofia Muller, husband and wife, 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 the 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.

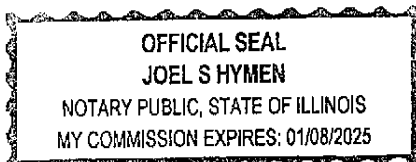
Given under my hand and official seal this 2nd day of June, 2022


Notary Public

This instrument was prepared by
Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:

Acuity Title
5381 Dempster St., Suite 206
Skokie, IL 60077



SEND SUBSEQUENT TAX BILL TO:

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

IL 5-27-22
City of Des Plaines

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File #: 42554

Exhibit "A"

Property Address: 8860 North Western Avenue, Unit # 201A, Des Plaines, IL 60016

County: Cook

Tax Parcel #: 09-10-401-070-1009

PARCEL 1:

UNIT NUMBER 201A, IN THE COURTLAND SQUARE CONDOMINIUM BUILDING NUMBER 14, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25053446 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED MARCH 1, 1979 AND RECORDED OCTOBER 30, 1979 AS DOCUMENT NUMBER 25217261.

Tax Bill:

Teresa Kurian
8860 N. Western Ave. Unit 201A
Des Plaines Il. 60014

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

24-Aug-2022



COUNTY:	73.50
ILLINOIS:	147.00
TOTAL:	220.50

09-10-401-070-1009

20220501630230 | 2-138-688-080