

WARRANTY DEED

UNOFFICIAL COPY



\*2225142028D\*

Mail To: Paul J Kulas 2329 West Chicago Ave Chicago, IL 60622-4723

Doc# 2225142028 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/08/2022 11:30 AM PG: 1 OF 2

Send Subsequent Tax Bill To:

Vladimir & Marta N Goncharoff 455 W Wood St. Unit 308 Palatine, IL 60067 Acquest Title Services, LLC

File # 2022070011

2 of 2

THE GRANTOR, MARTHA E. KERSEY, an unmarried person, for and in consideration of Ten Dollars, (\$10.00) and other valuable consideration in hand paid, CONVEYS and WARRANTS to

VLADIMIR GONCHAROFF and MARTA N GONCHAROFF

Husband and Wife

As GRANTEES, of 455 W Wood St. Unit 308, Palatine, IL 60067, not in Tenancy in Common, but in Joint Tenancy, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

Parcel 1: Unit 406 in the Preserve of Palatine Condominiums in Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a Survey attached as Exhibit "C" to the Declaration of Condominium recorded June 5, 2006, as document number 0615634000, and Amendment No. 1 recorded November 9, 2006, as document number 0631316011, and re-recorded December 12, 2006, as document number 0634615002, and as further amended from time to time with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right of use of limited common elements known as Garage Space G-4 and Storage Space S-4.

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 property, not as Tenants in Common, but as JOINT TENANTS, FOREVER.

Subject to: General Real Estate taxes for 2021 and subsequent years; easements for public utilities; covenants; conditions and restrictions of record.

Permanent Real Estate Index Number: 02-15-303-056-1034



Property Address: 455 West Wood Street, Unit 406, Palatine, IL 60067

DATED this 25th day of August, 2022.

Handwritten notations: S, P, S, SC, INT with checkmarks and lines.

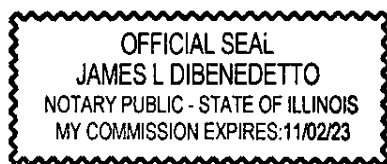
Signatures of Martha E. Kersey and Alan R. Kersey, Attorney in Fact, with (SEAL) notation.

**UNOFFICIAL COPY**

| REAL ESTATE TRANSFER TAX  |   | 31-Aug-2022      |
|---|---|------------------|
|  |  | COUNTY: 150.00   |
|   |   | ILLINOIS: 300.00 |
|   |   | TOTAL: 450.00    |
| 02-15-303-056-1034  | 20220801614982  | 0-584-653-392    |

State of Illinois, County of **COOK** SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARTHA E. KERSEY**, an unmarried person, By **ALAN R. KERSEY**, Attorney in Fact, personally known to me to be the same person whose names are 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

Given under my hand and official seal, this 25<sup>th</sup> day of AUGUST, 2022.



*James L. DiBenedetto*  
 \_\_\_\_\_  
 Notary Public

File # 2022070011

This instrument was prepared by:

James L. DiBenedetto  
1440 Maple Ave, Suite 7B  
Lisle, IL 60532-4138