

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2225506082 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2022 07:14 AM Pg: 1 of 3

Dec ID 20220901630837
ST/CO Stamp 2-050-652-752 ST Tax \$241.00 CO Tax \$120.50



226 ST 885625NB

THE GRANTOR, SERGII LAKEIEV, a single man, whose address is 375 Kensington Drive, Oswego, IL 60543, and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** unto **GRANTEE, CATHERINE WINNICK,** whose address is 373 River Edge Drive, Lockport, IL 60441, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 9180A IN WOODS EDGE II CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN PARTS OF LOT "A" (EXCEPT THAT PART FALLING IN KEANE AVENUE) IN MCGRATH & AHERN SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION MADE BY AETNA BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 6, 1976 AND KNOWN AS TRUST NUMBER 10-2109 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24655048, AS AMENDED FROM TIME TO TIME; TOGETHER WITH A PERCENTAGE OF 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 HEREBY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

TOGETHER WITH RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 23667054, AS SUPPLEMENTED BY DOCUMENT 24655047, AND EXCEPTING THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

Permanent Index Number(s): 23-22-200-045-1001
Address of Real Estate: 9180 South Road, Unit A, Palos Hills, IL 60465

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General real estate taxes not yet due and payable; 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; and the Declaration of Condominium Ownership.

Dated this 6th day of September, 2022

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GRANTOR:

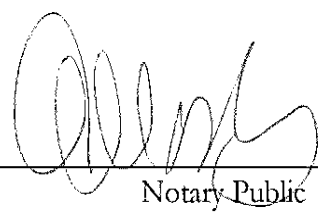


SERGII LAKEIEV

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT SERGII LAKEIEV, a single man**, is personally known to me to be the same person, who appeared before me this day in person, and acknowledged that he signed 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 6th day of September, 2022.



Notary Public

Prepared By: R. Anthony DeFrenza, Esq.
DEFRENZA MOSCONI, PC
707 Skokie Boulevard, Suite 410
Northbrook, Illinois 60062

Mail To: Rudy Mulderink
Law Office of Rudy Mulderink
9748 S. Roberts Road
Palos Hills, IL 60465



Taxpayer: Catherine Winnick
~~373 River Edge Drive~~
~~Lockport, IL 60441~~

9180 South Road unit A
Palos Hills, IL 60465

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LEGAL DESCRIPTION

Order No.: 22GST885025NB

For APN/Parcel ID(s): 23-22-200-045-1001

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