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FIDELITY NATIONAL TITLE
OC22019207

Doc#: 2225739084 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2022 08:31 AM Pg: 1 of 3

Dec ID 20220801623197
ST/CO Stamp 1-537-260-112 ST Tax \$185.00 CO Tax \$92.50

WARRANTY DEED

MAIL TO: Sergii Naumenko
1089 Osprey Ct
Bartlett, IL 60103

Grantee
SEND TAX BILLS TO:
Sergii Naumenko
229 Ivy Court
Streamwood, IL 60107

ABOVE SPACE FOR RECORDERS USE ONLY

GRANTOR, Nicole A. Burchi, a married woman, of 229 Ivy Court, Streamwood, IL 60107, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEY(S) AND WARRANT(S)** to the **GRANTEE**, Sergii Naumenko, a married man, the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 06-24-411-037-0000
Address of Real Estate: 229 Ivy Court, Streamwood, IL 60107

Subject to covenants, conditions and restrictions of record and building lines and easements, if any; and general real estate taxes for the year 2021 and subsequent thereto.

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 the above granted premises forever.

DATED this September 1, 2022.

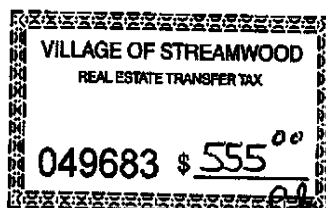
Nicole A. Burchi
Nicole A. Burchi

Austin L. Pant
Austin L. Pant, only for purposes of
waiving homestead rights

REAL ESTATE TRANSFER TAX		08-Sep-2022	
	COUNTY:	92.50	
	ILLINOIS:	185.00	
	TOTAL:	277.50	
06-24-411-037-0000		20220801623197 1-537-260-112	

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STATE OF ILLINOIS)
)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Nicole A. Burchi and Austin L. Pant is/are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his or her 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 September 1, 2022.



Sara Vapa
Notary Public

Property of Cook County Clerk's Office

Prepared by:
Brian P. Hanlon – Hanlon LLC Law Office
490 Pennsylvania Ave., Glen Ellyn, IL 60137

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EXHIBIT "A" Legal Description

PARCEL 1:

PARCEL 1-229 THAT PART OF LOT 19 IN BLOCK 17, IN STREAMWOOD GREEN UNIT THREE-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NUMBER 86252751, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 19, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET, THE CHORD THEREOF HAVING A BEARING OF SOUTH 24 DEGREES 26 MINUTES 21 SECONDS W AND A LENGTH OF 49.50 FEET, AN ARC-DISTANCE OF 51.03 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES 42 SECONDS EAST, A DISTANCE OF 74.74 FEET TO A POINT; THENCE S 8 DEGREES 03 MINUTES 38 SECONDS WEST, A DISTANCE OF 82.32 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 19; THENCE NORTHERLY AND WESTERLY ALONG THE SOUTHEAST, EAST, AND NORTH LINES OF SAID LOT 19, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 53 DEGREES 46 MINUTES 59 SECONDS EAST, 45.18 FEET; THENCE (2) NORTH 35 DEGREES 44 MINUTES 17 SECONDS EAST, 50.00 FEET; THENCE (3) NORTH 00 DEGREES 04 MINUTES 32 SECONDS E, 60.13 FEET; THENCE (4) NORTH 89 DEGREES 55 MINUTES 28 SECONDS WEST, 1991.91 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 19, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET, THE CHORD THEREOF HAVING A BEARING OF AND A LENGTH OF 49.50 FEET, AN ARC-DISTANCE OF 51.03 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES 42 SECONDS EAST, A DISTANCE OF 140.33 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19; THENCE N0 DEGREES 4 MINUTES 32 SECONDS EAST, A DISTANCE OF 45.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 119.91 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1229 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)

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