

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#. 2226613286 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/23/2022 03:16 PM Pg: 1 of 3

Dec ID 20220801608884  
ST/CO Stamp 1-039-165-008 ST Tax \$241.00 CO Tax \$120.50

**FIRST AMERICAN TITLE**  
**FILE #** AF1027840

Preparer File: AF1027840  
FATIC No.: AF1027840

THE GRANTOR(S) Robert W. Ryser and Molly Ryser, husband and wife, of the City of Highland Park, County of Lake, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Viktor Cherevko and Nadiya Cherevko, ~~husband and wife~~, of the Village of Round Lake, of the County of Lake, as Joint Tenants with rights of survivorship all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: covenants, conditions, and restrictions of record; real estate taxes not yet due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 04-15-100-146-1023 and 04-15-100-146-1035

Address(es) of Real Estate: 1950 Farnsworth Ln <sup>#304 & P6</sup>  
Northbrook, Illinois 60062

Dated this 12<sup>th</sup> day of August, 20 22

X AWR  
Robert W. Ryser

X Molly Ryser  
Molly Ryser



First American  
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert W. Ryser and Molly Ryser, personally known to me to be the same person(s) whose name(s) 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 12<sup>th</sup> day of August, 20 22.



Keith Goldberg  
Notary Public

Prepared by:  
Keith Goldberg  
1701 East Lake Ave., Suite 200  
Glenview, IL 60025

Mail to: Viktor Chevanko  
1781 Tudor Lane  
Unit 102  
Northbrook, IL 60062

Name and Address of Taxpayer:

Notary of Cook County Clerk's Office



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## Exhibit "A" – Legal Description

PARCEL 1: UNIT NUMBERS 304 AND P6 IN THE SHERMER PLACE BUILDING ONE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 73 IN THE SHERMER PLACE SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 040201828; AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S-6-A, AS LIMITED COMMON ELEMENT(S) AS DELINEATED ON THAT SURVEY RECORDED JANUARY 20, 2004 AS DOCUMENT 040201828.

Property of Cook County Clerk's Office

