

UNOFFICIAL COPY

WARRANTY DEED (Individual
to Individual)

Doc#: 2233247289 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/28/2022 02:32 PM Pg: 1 of 2

=====THE

GRANTOR(S), **Evgeny
Karataev and Feng Shen,**
Husband and Wife, of the City
of Chicago, County of Cook,
State of Illinois, for and in
consideration of Ten and
No/100 (\$10.00)-----

Dec ID 20221001675991
ST/CO Stamp 1-400-367-440 ST Tax \$610.50 CO Tax \$305.25
City Stamp 0-316-270-928 City Tax: \$6,410.25

DOLLARS, and other good and
valuable consideration in hand
paid, CONVEY(S) and

WARRANT(S) to **Michael Winkler AND ZULAA ARJUNAA**, * of Chicago, Illinois, the following
described Real Estate situated in the County of Cook the State of Illinois, to wit:

* Husband and wife

PARCEL 1: UNIT NUMBERS 3 IN THE 3253 NORTH RACINE CONDOMINIUM AS
DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT
3 IN BLOCK 8 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS
EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT
NO. 95523082 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EXCLUSIVE RIGHT TO USE OF PARKING SPACE 3-G, A LIMITED COMMON
ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT
OF SURVEY AFORESAID

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 forever

**Subject To: general real estate taxes not due and payable at the time of closing and restrictions of
record so long as they do not interfere with Purchaser's use and enjoyment of the property.**

Permanent Real Estate Index Number(s): 14-20-421-042-1003


Address(es) of Real Estate: 3253 N. Racine, Unit 3, Chicago, Illinois 60657

PT 22-87552
182 DP

DATED this 21 day of October, 2022.



Evgeny Karataev (SEAL)



Feng Shen (SEAL)

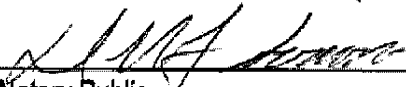
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STATE OF IL)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Evgeny Karataev and Feng Shen, personally known to me to be the same person(s) whose name(s) IS/ARE 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/her/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 21 day of Oct, 2022.

Commission expires: 07/13, 2024.



Notary Public



This Instrument Was Prepared By: Kristopher M. Briggs, 1051 Perimeter Drive, Ste. 300, Schaumburg, IL 60173

MAIL TO: AND



Send Tax Bills To:
Michael Winkler
325 N. Racine, Unit 3
Chicago, IL 60657

PROPER TITLE, LLC