

# UNOFFICIAL COPY

Doc#: 2233255185 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/28/2022 02:27 PM Pg: 1 of 2

**PREPARED BY:**

Serhiy Syhlyanyk  
190 Old Oak Drive, Unit 250  
Buffalo Grove, Illinois 60089

Dec ID 20221001678544  
ST/CO Stamp 2-025-535-824 ST Tax \$165.00 CO Tax \$82.50

**MAIL TAX BILL TO:**

Illia Granzberg and Oleksandra Dmukhivska  
190 Old Oak Drive, Unit 250  
Buffalo Grove, Illinois 60089

**MAIL RECORDED DEED TO:**

Illia Granzberg  
190 Old Oak Drive, Unit 250  
Buffalo Grove, Illinois 60089

## WARRANTY DEED

Statutory (Illinois)

THE GRANTORS, American LLC, an Illinois limited liability company, of Village of Buffalo Grove, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Illia Granzberg, Single and Oleksandra Dmukhivska, married of Buffalo Grove, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 250 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OAK CREEK CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23500200, AS AMENDED FROM TIME TO TIME, IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

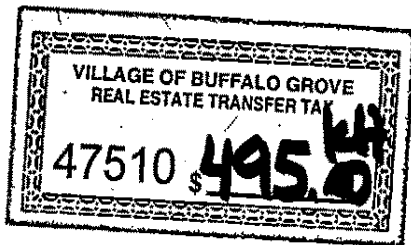
Permanent Index Number(s): 03-04-300-021-1107

Property Address: 190 Old Oak Drive, Unit 250, Buffalo Grove, Illinois 60089

Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this 31<sup>st</sup> day of October, 2022



American LLC

American LLC, its member, by Serhiy Syhlyanyk,  
its president and sole shareholder

Old Republic National Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

# 22154134 1/2

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Serhiy Syhlyanyk 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 notarial seal, this 31<sup>st</sup> day of October, 2022

[Signature]  
Notary Public

My commission expires: 7/18/26

Exempt under the provisions of paragraph 1 \_\_\_\_\_

REAL ESTATE TRANSFER TAX		14-NOV-2022
		COUNTY: 82.50
		ILLINOIS: 165.00
		TOTAL: 247.50
03-04-300-021-1107	20221001678544	2-025-535-87

CLERK'S OFFICE OF COOK COUNTY