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22856510-IL

WARRANTY DEED

Individual(s) to Individual(s)

Doc#: 2234228080 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/08/2022 10:20 AM Pg: 1 of 2

Dec ID 20221101601237

ST/CO Stamp 0-656-176-464 ST Tax \$268.00 CO Tax \$134.00

Mail to:

Michael Ulick
1020 N. Harlem, Unit 2C
River Forest, IL 60305

Name & Address of

Taxpayer / Grantee:

Michael Ulick
1020 N. Harlem, Unit 2C
River Forest, IL 60305

THE GRANTOR(S), **Monica Klempel f/k/a Monica Donchenko, divorced and not since remarried, Victor Donchenko, divorced and not since remarried, and Barbara Klempel, widowed and not since remarried,** of the State of Illinois, for and in consideration of Ten and NO/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to GRANTEE(S), **Michael F. Ulick and Linda D. Ulick,** NOT as tenants in common BUT AS JOINT TENANTS, with right of survivorship, the following described real estate, to-wit:

PARCEL 1:

UNIT NUMBER "C"-2, IN LANDERS HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF LOT 10 AND THE NORTH 1/2 OF LOT 11, TOGETHER WITH ALL OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 10 AND THE NORTH 1/2 OF LOT 11, ALL IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUES ADDITION TO OAK PARK BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25646856; TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBERS 30 AND 31, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25646856.

COMMON ADDRESS: **1020 N. Harlem, Unit 2C, River Forest, IL 60305**
PROPERTY INDEX # (P.I.N.) : **15-01-406-032-1009**

GRANTOR(S) hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This Deed is conveyed SUBJECT TO: (1) general real estate taxes not due and payable as of the date hereof; (2) 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 (3) limitations and conditions imposed by Illinois law and the declarations, by-laws, rules and regulations of Landers House Condominium Association.

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In Witness hereof, the Grantor(s) sign and seal this conveyance on

12-7, 2022.

/s/ [Signature]
Monica Klempel f/k/a
Monica Donchenko

/s/ [Signature]
Victor Donchenko

/s/ [Signature]
Barbara Klempel

I, CARLO G. D'AGOSTINO, a Notary Public in and for DuPage County, in the State of Illinois, do hereby CERTIFY that:

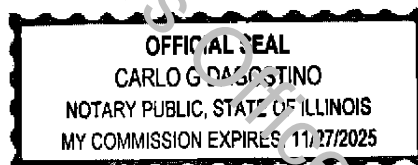
Monica Klempel, Barbara Klempel, and Victor Donchenko

is/are personally know to me or have proven by satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument and that said person(s) appeared before me this day in person and acknowledged their signature, seal, and intended delivery of the said instrument herein and their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and official seal this 7 day of December, 2022

Commission Expires:

[Signature]
Notary Public



Prepared by:

Law Offices of Carlo G. D'Agostino
422 W. Wesley Street, Wheaton, Illinois 60187
Phone: (630) 784-0446
Facsimile: (630) 682-3749
www.ilatty.com



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date 12/5/22 Amount Paid \$ 2408.00