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Doc# 2234710005 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/13/2022 10:29 AM Pg: 1 of 3

Dec ID 20221201610099
ST/CO Stamp 1-783-795-024 ST Tax \$257.00 CO Tax \$128.50

WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual



Tamara A. Klincewicz

THE GRANTOR, Tamara A. Klincewicz, now known as Tamara A. Gabler and married to Jeffrey Hans Gabler, and Halina M. Klincewicz, a single individual, of the City of Lincolnwood, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Mariana S. Gesheva all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

x CC Lincolnwood Illinois

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; and general 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. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 10-34-102-022-1037
Address(es) of Real Estate: 4601 W. Touhy Avenue, Unit 409, Lincolnwood, IL 60712

Dated this 23 day of November, 2022

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Tamara A. Gabler
Tamara A. Gabler

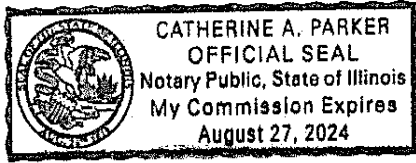
Jeffrey Hans Gabler
Jeffrey Hans Gabler, signing for the purpose of
waiving and releasing any and all homestead rights

Halina M. Klincewicz
Halina M. Klincewicz

STATE OF Illinois, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tamara A. Gabler, Jeffrey Hans Gabler, and Halina M. Klincewicz, 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 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 22 day of November, 20 22.



C Parker (Notary Public)

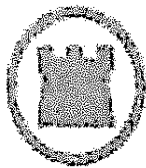
Prepared by:
Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

Mail to:
MARIANA GESHEVA
4601 W. TOUHY AVENUE
UNIT 409
LINCOLNWOOD, IL 60712

Name and Address of Taxpayer:

Mariana S. Gesheva
4601 W. Touhy Avenue
Unit 409
Lincolnwood, IL 60712

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GSA294094NA

For APN/Parcel ID(s): 10-34-102-022-1037

UNIT NO 409 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS THE "DEVELOPMENT PARCEL"):

THAT PART OF THE NORTH HALF (EXCEPT THE SOUTH 420 FEET AND EXCEPT THE WEST 33 FEET TAKEN FOR KILPATRICK AVENUE AND THE NORTH 40 FEET TAKEN FOR TOUHY AVENUE) OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE RAILROAD RIGHT OF WAY IN COOK COUNTY, ILLINOIS;

ALSO

THAT PART OF THE WESTERLY 15.0 FEET OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY IN THE EAST HALF OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, SAID POINT BEING 40.0 FEET SOUTH OF THE CENTER LINE OF TOUHY AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, 200.0 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE, 15.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 196.39 FEET TO A POINT 40.0 FEET SOUTH OF THE CENTER LINE OF TOUHY AVENUE; THENCE WEST ALONG SOUTH LINE OF TOUHY AVENUE, 15.43 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO CONDOMINIUM DECLARATION MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER ITS TRUST NO. 29514 DATED OCTOBER 15, 1974, WHICH CONDOMINIUM DECLARATION IS RECORDED WITH THE RECORDER OF COOK COUNTY AS DOCUMENT NO. 23545365, TOGETHER WITH AN UNDIVIDED .957 PER CENT INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID CONDOMINIUM DECLARATION AND SURVEY); AND ALSO TOGETHER WITH A PERPETUAL EASEMENT CONSISTING OF THE RIGHT TO USE FOR PARKING PURPOSES PARKING SPACE(S) NO.69 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE SAID CONDOMINIUM DECLARATION.