

UNOFFICIAL COPY

Doc#: 2234949139 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2022 01:31 PM Pg: 1 of 4

ATN22-142349 1/1

This instrument prepared by:
Shvartsman Law Offices
400 Skokie Blvd., Suite 220
Northbrook, Illinois 60062
Attention: Alena Jotkus

After recording, please return to:
A NA KIM AND YONG JUN HONG
10111 Old Orchard Court, Unit 303
Skokie, IL 60076
201 N. Garland Ct
Unit 1207
Chicago, IL 60601

Send Subsequent Tax Bills to:
A NA KIM AND YONG JUN HONG
10111 Old Orchard Court, Unit 303
Skokie, IL 60076
201 N. Garland Ct
Unit 1207
Chicago, IL 60601

Commonly known as:
10111 Old Orchard Court, Unit 303
Skokie, IL 60076
10-10-102-026-1023

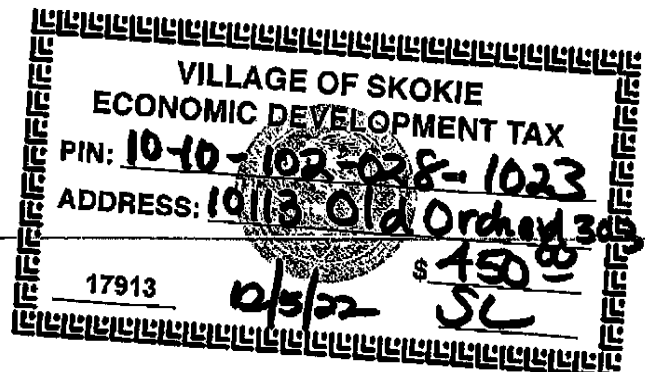
Dec ID 20221201605302
ST/CO Stamp 0-724-989-264 ST Tax \$150.00 CO Tax \$75.00

WARRANTY DEED

BORIS POKRASS ("Grantor"), of 10111 Old Orchard Court, Unit 303, Skokie, IL 60076, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, by these presents **CONVEYS AND WARRANTS** unto **A NA KIM AND YONG JUN HONG**, husband and wife, as Tenants by the Entirety ("Grantees"), of the State of Illinois the real estate situated in the County of Cook, State of Illinois, which is legally described at Exhibit A, attached hereto and made a part hereof. **WIFE and HUSBAND.**

SUBJECT TO: 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 general real estate taxes not due and payable at the time of Closing.

[signature appears on the following page]



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IN WITNESS WHEREOF, parties have executed this instrument as of December 2, 2022.

B Pokrass
BORIS POKRASS

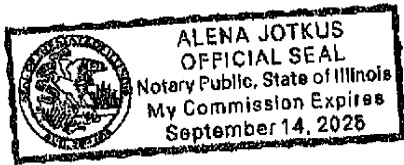
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BORIS POKRASS is 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 she signed and delivered the said instrument pursuant as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2 day of December, 2022.

Alena Jotkus
Notary Public
9/14/25

My commission expires:



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 10111-303 IN THE OLD ORCHARD CONDOMINIUM BUILDING 4 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 1 TO 36 BOTH INCLUSIVE, IN OLD ORCHARD RESUBDIVISION, RECORDED NOVEMBER 29, 1956 AS DOCUMENT 16767277 IN BOOK 482 OF PLATS, PAGE 38, SUCH RESUBDIVISION BEING A PART OF LOT 5 AND ALL OF LOT 6 IN ADMINISTRATOR'S SUBDIVISION OF THE NORTHWEST FRACTIONAL ¼ OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED BORDER LANE, VACATED WESTMORELAND DRIVE AND THAT PART OF VACATED BEVERLY DRIVE AND VACATED HARVEST LANE LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF AFORESAID OLD ORCHARD RESUBDIVISION FROM A POINT IN SAID EAST LINE, 14.07 FEET NORTH OF THE NORTHEAST CORNER OF LOT 16 ALL AS SHOWN IN OLD ORCHARD RESUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 30, 2007 AS DOCUMENT NUMBER 0724215077 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OWNED IN THE COMMON ELEMENTS.

PARCEL 2: DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CONDOMINIUMS AT OLD ORCHARD MASTER ASSOCIATION RECORDED AUGUST 30, 2007 AS DOCUMENT NUMBER 0724215076

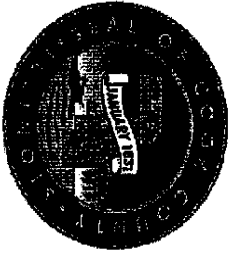
PROPERTY INDEX NUMBERS: 10-10-102-026-1023

COMMONLY KNOWN AS: 10111 Old Orchard Court, Unit 303, Skokie, IL 60076

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REAL ESTATE TRANSFER TAX

07-Dec-2022



COUNTY:	75.00
ILLINOIS:	150.00
TOTAL:	225.00

10-10-102-026-1023

20221201605302

0-724-989-264

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