

Att-44463 13

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Doc#: 2301313299 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2023 12:40 PM Pg: 1 of 3

Dec ID 20221201614839
ST/CO Stamp 1-652-499-280 ST Tax \$315.00 CO Tax \$157.50

WARRANTY DEED

THE GRANTOR

Edith R. Nolen,
an unmarried person,
of

960 Sweetflower Drive,

(The Above Space for Recorder's Use Only)

of the Village of Hoffman Estates, of the County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to THE GRANTEEES

Ivan M. Kravchuk and Galyna M. Kravchuk, a married couple, and Mykhaylo Kravchuk, a married man
200 Thames Parkway, Apartment 1D, Park Ridge, Illinois 60068

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See the attached legal description) 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 in fee simple, not as tenants in common, and not as joint tenants, but as tenants by the entirety. SUBJECT TO: General real estate taxes for 2022 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 07-17-111-013-0000
Address of Real Estate: 960 Sweetflower Drive, Hoffman Estates, Illinois 60169

DATED this 13th day of December, 2022.

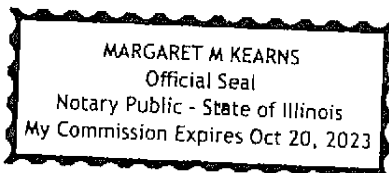
Edith R. Nolen (SEAL) _____ (SEAL)
Edith R. Nolen _____ (SEAL) _____ (SEAL)

Remote Notarization Certification

I, Margaret M. Kearns, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the State of Illinois, Edith R. Nolen, also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Warranty Deed consisting of 2 pages, to which this Remote Notarization Certification is made a part thereof.

Signed and sworn to before me this 13th day of December, 2022.

Margaret M. Kearns
Notary Public



(Seal)

This instrument was prepared by: Daniel R. Sanders, 832 North Sauborn Drive, Palatine, Illinois 60074.

12/21

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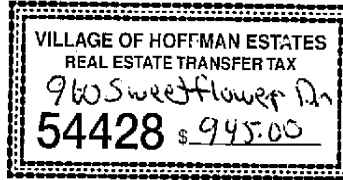
Legal Description

of premises commonly known as 960 Sweetflower Drive, Holliman Estates, Illinois 60169

PARCEL 1: SUB-AREA A IN AREA 6 IN CASEY FARMS UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1990 AS DOCUMENT NO. 90217199, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINE IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 90532380 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 07-17-111-013-0000



MAIL TO:

Ivan Kravchuk
960 Sweetflower Dr.
Hoffman Estates, IL 60169

SEND SUBSEQUENT TAX BILLS TO:

Ivan .. Kravchuk
960 Sweetflower Drive
Hoffman Estates, Illinois 60169

CEB

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

05-Jan-2023



COUNTY:	157.50
ILLINOIS:	315.00
TOTAL:	472.50

07-17-111-013-0000

20221201614839

1-652-499-280