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Doc#: 2302310021 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/23/2023 09:47 AM Pg: 1 of 3

Dec ID 20221001663227
ST/CO Stamp 1-663-396-688 ST Tax \$1,250.00 CO Tax \$625.00
City Stamp 0-052-783-952 City Tax: \$13,125.00

1024603 1 of 2
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Rana Wright
2632 N. Paulina St
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTOR Rana Wright, single, of 2632 N. Paulina St, Chicago, IL 60614 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Konstantin Inozemtsev and Abigail Inozemtsev, husband and wife, of 758 Vista Tulocay Ln, Apt 206, Napa, CA 94559, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-30-403-109-0000

Property Address: 2632 N. Paulina St, Chicago, IL 60614

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

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.

Dated this 12 day of October, 2022.

Rana Jewel Wright

Rana Wright

REAL ESTATE TRANSFER TAX	18-Jan-2023
CHICAGO:	9,375.00
CTA:	3,750.00
TOTAL:	13,125.00 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	18-Jan-2023
COUNTY:	625.00
ILLINOIS:	1,250.00
TOTAL:	1,875.00

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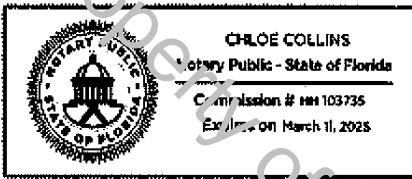
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STATE OF Florida)
) SS,
 COUNTY OF Brevard)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rana Wright 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, sealed and delivered in the instrument as her 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 12th day of October, 2022.

Chloe Collins



Notarized online using audio-video communication

Chloe Collins

 Notary Public

THIS INSTRUMENT PREPARED BY
 Alexis Hart McDowell
 Law Office of Alexis Hart McDowell, Ltd.
 1507 E. 53rd Street, Suite #163
 Chicago, IL 60615

MAIL TO:

~~Musillami & Connealy LLC and Musillami & Connealy LLC~~
 220 N. Green St
 Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:

Konstantin Inozemtsev
 2632 N. Paulina St
 Chicago, IL 60614

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PARCEL 1:

THE EAST 122.00 FEET OF LOT 2, LYING SOUTH OF A LINE DRAWN PERPENDICUAR TO THE EAST LINE THEREOF AT A POINT 344.34 FEET NORTH OF THE SOUTHEAST CORNER THEREOF AND LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 326.34 FEET NORTH OF SAID SOUTHEAST CORNER IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER COMMON AREAS AS CREATED BY THE DECLARATION OF OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE COLUMBIA PLACE SOUTH HOMES OWNERS' ASSOCIATION RECORDED AS DOCUMENT 0416639115:

AFFECTS THE WEST 18 FEET OF THE EAST 140 FEET OF THE SOUTH 675 FEET OF LOT 2 AFORESAID.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS TO PAULINA STREET OVER THE "EASEMENT PARCEL" AS CREATED BY THE ACCESS EASEMENT AGREEMENT RECORDED AS DOCUMENT 0416639120.

AFFECTS THE EAST 122 FEET OF THE SOUTH 675 FEET OF LOT 2, LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 640.85 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, IN AFORESAID SUBDIVISION.

Pin: 14-30-403-109-0000