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2303929089D

WARRANTY DEED

Doc# 2303929089 Fee \$85.00

THIS INDENTURE, made this 27 day of December, 2022, between IGOR KORALNIK and PAMELA SCHEINMAN, Husband and Wife, of the County of Cook and State of Illinois, Grantors, and IGOR J. KORALNIK and PAMELA L. SCHEINMAN, Trustees of the IGOR J. KORALNIK REVOCABLE TRUST DATED 12/27/2022, with an address of 450 E. Waterside Dr. #2011, Chicago Illinois 60601, Grantee.

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2023 11:26 AM PG: 1 OF 5

WITNESSETH, that the Grantors, for and in consideration of the sum of \$1.00 Dollar and other good consideration in hand paid, conveys and warrants to the Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 2011 AND PARKING SPACE P-115, TOGETHER WITH THE RIGHT TO USE STORAGE SPACE S-12, A LIMITED COMMON ELEMENT, IN THE CHANDLER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 7, EXCEPT THE EAST 16.85 FEET THEREOF (AS MEASURED PERPENDICULARLY TO THE EAST LINE OF SAID LOT 7) IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 12, 2007 AS DOCUMENT NUMBER 0719315057; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR

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PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC AND ASN LAKESHORE EAST LLC DATED JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT NUMBER 0020732020, AS AMENDED BY FIRST AMENDMENT RECORDED MARCH 7, 2003 AS DOCUMENTS NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0501919099, AND THIRD AMENDMENT RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FOURTH AMENDMENT RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND LAST AMENDED BY FIFTH AMENDMENT RECORDED NOVEMBER 9, 2006 AS DOCUMENT NUMBER 631333004 AND RE-RECORDED AS DOCUMENT NUMBER 0704044062.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESERVATION, COVENANTS AND RESTRICTIONS RECORDED JULY 12, 2007 AS DOCUMENT NUMBER 0719315076 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, FOR INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED HEREIN.

Parcel Identification Number: 17-10-400-043-1315 and 17-10-400-043-1196

Property Address: 450 E. Waterside Drive, Unit 2011, Chicago, Illinois 60601

SUBJECT TO: General real estate taxes for 2022 and subsequent years not due and payable at the time of transfer, covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property.

This document, including legal description, was prepared by Husch Blackwell LLP attorneys, solely upon information furnished by the parties or their agents and without title search or examination. The preparer makes no express or implied guarantees as to

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marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted.

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

EXEMPT under provisions of Paragraph (e) of 35 ILCS 200/31-45, Real Estate Transfer Act.



IGOR KORALNIK

12/27/2022
Date



PAMELA SCHEINMAN

12/27/22
Date

This deed is not in violation of 755 ILCS 205/1a, in that the sale or exchange is of an entire tract of land not being part of a larger tract of land.

GRANTORS



IGOR KORALNIK




PAMELA SCHEINMAN

This instrument was prepared by and is to be returned to:

Eric A. Ess, Esq.
Husch Blackwell LLP
5060 N. 40th Street, Suite 250
Phoenix, Arizona 85018



Send subsequent tax bills to:

Igor Korolnik, Trustee
450 E. Waterside Dr. #2011
Chicago, IL 60601

REAL ESTATE TRANSFER TAX	08-Feb-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

17-10-400-043-1196 | 20230101640121 | 1-821-259-600

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

REAL ESTATE TRANSFER TAX	08-Feb-2023
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

17-10-400-043-1196 | 20230101640121 | 0-724-121-424

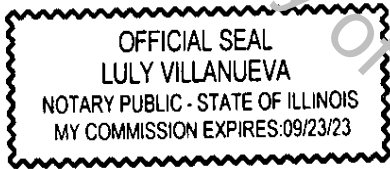
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STATE OF Illinois)
COUNTY OF Cook) ss.

On this 27 day of December 2022, before me personally appeared **IGOR KORALNIK and PAMELA SCHEINMAN**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

[Affix Notarial Seal]

Luly Villanueva
Notary Public
My commission expires: 9/23/2023



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 27 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 12 | 27 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 27 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

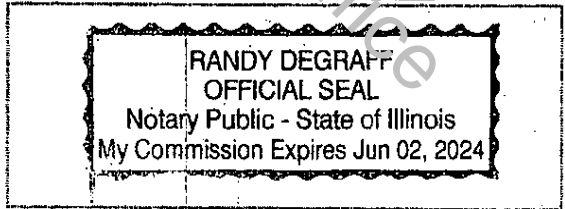
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 12 | 27 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)