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Doc#: 2306746045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2023 09:56 AM Pg: 1 of 5

WARRANTY DEED

THE GRANTOR, 1437 NORTH CALIFORNIA LLC, an Illinois Limited Liability Company, of the village of Northbrook, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS to:

Dec ID 20230201653062
ST/CO Stamp 1-921-187-664 ST Tax \$10.00 CO Tax \$5.00
City Stamp 1-384-316-752 City Tax: \$105.00

MARY L. NIKO and RYAN L. YOCUM
of Chicago, Illinois

22-741857
the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for 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 not as tenants in common but in joint tenancy with the right of survivorship forever. SUBJECT TO: General Real Estate Taxes for 2021 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 16-01-208-006-0000 16-01-208-049-0000 (underlying PIN)
Address of Real Estate: 1443 N. CALIFORNIA AVE., Parking P2, CHICAGO, IL 60622

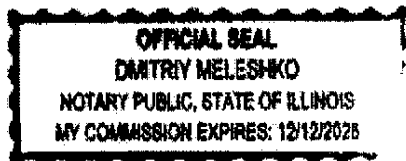
Dated this 1 day of February, 2023.

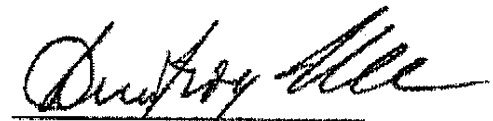

ALEX TROYANOVSKY, Manager

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 ALEX TROYANOVSKY, 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 he signed, sealed and delivered the said instrument as his 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 1 day of February, 2023.




NOTARY PUBLIC

This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

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**AFTER RECORDING THIS
INSTRUMENT SHOULD BE SENT TO:**

MARY L. NIKOO and RYAN L. YOCUM

1443 N. CALIFORNIA AVE., UNIT 2,
CHICAGO, IL 60622

Send subsequent tax bills to:

MARY L. NIKOO and RYAN L. YOCUM

1443 N. CALIFORNIA AVE., UNIT 2,
CHICAGO, IL 60622

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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Exhibit "A"

Legal Description

PARCEL 1:

PARKING SPACE P-2, IN 1443 CALIFORNIA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 42 IN BLOCK 5 IN H.M. THOMPSON'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 08, 2022, AS DOCUMENT NO. 2206757015, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE DECLARATION OF EASEMENT RECORDED FEBRUARY 11, 2021 AS DOCUMENT NUMBER 2104222016, COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

01-Mar-2023



COUNTY:
ILLINOIS:
TOTAL:

5.00
10.00
15.00

16-01-208-006-0000

20230201653062 | 1-921-187-664

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REAL ESTATE TRANSFER TAX 01-Mar-2023

CHICAGO	75.00
CTA	30.00
TOTAL:	105.00 *



16-01-208-006-0000 | 20230201653062 | 1-384-316-752

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