

UNOFFICIAL COPY

Doc#: 2311429123 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/24/2023 12:58 PM Pg: 1 of 2

Dec ID 20230401695531
ST/CO Stamp 1-205-529-808 ST Tax \$158.00 CO Tax \$79.00

WARRANTY DEED
PTC23-19679 Y2

MAIL TO:

NAME & ADDRESS OF TAXPAYER:

Andriy Mostovych
477 Graceland Ave, 1C
Des Plaines, IL 60016

THE GRANTOR, James J. Nichols, a married man, of Arlington Hts, Illinois, County of Cook, State of Illinois, for and in consideration of ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Andriy Mostovych, an UNMARRIED MAN Grantees Address: 6526 W. Irving Park Road, Apt 403, Chicago, IL 60634, the following described Real Estate situated in the County of Cook, the State of Illinois to wit:

UNIT NUMBER 1-"C", IN GRACELAND TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE HEREINAFTER REFERRED TO AS 'PARCEL': PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24264931,

AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 477 Graceland Avenue, Unit 1C, Des Plaines, IL 60016
Parcel ID(s): 09-17-402-173-1002,

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

SUBJECT TO: General Real Estate Taxes for 2nd Installment of 2022 and subsequent years; covenants, conditions and restrictions of record, provided they do not interfere with nor restrict

DES PLAINES Real Estate Transfer Tax
PLAINES 4/21/23 No. 68963
\$2.00 per \$1,000.00
477 GRACELAND AVE 1C
CITY OF DES PLAINES

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the use of the property; and public and utility easements, provided they do not interfere with nor restrict the use and enjoyment of the property.

Dated this 5 day of APRIL, 2023.




James J. Nichols

THIS IS NOT HOMESTEAD PROPERTY.

NOTE: PLEASE TYPE OR PRINT NAME(S) BELOW ALL SIGNATURE(S)

NAME & ADDRESS OF PREPARER:


James Song
Song Law Offices, LLC
1600 Golf Road, Suite 1200
Rolling Meadows, IL 60008

REAL ESTATE TRANSFER TAX		21-Apr-2023
	COUNTY:	79.00
	ILLINOIS:	158.00
	TOTAL:	237.00
08-17-402-173-1002		20230401695531 1-205-529-808

STATE OF IL)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James J. Nichols known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person(s), and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of APRIL, 2023.


Notary Public

