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After Recording Mail To:
Daniel Stefanczuk, Esq.
900 Jorie Blvd., Suite 200
Oak Brook, IL 60523

Send Subsequent Tax Bills To:
Hagpop T. Ohanian & Monika K. Ohanian
638 Hastings Road
Wheeling, IL 60090

Doc#: 2314245330 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/22/2023 03:49 PM Pg: 1 of 3

Dec ID 20230501610518
ST/CO Stamp 0-479-249-104 ST Tax \$470.00 CO Tax \$235.00

PTJ3 - 91542
1700C

WARRANTY DEED

THIS INDENTURE made this 15th day of April, 2023, between Sellers, Jacob Yakir and Paulina Yakir, Husband and Wife ("Grantors"), and Purchasers, Hagpop T. Ohanian and Monika K. Ohanian, Husband and Wife ("Grantees").

WITNESSETH, the Grantors, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents do REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto Grantees, as Tenants by the Entirety, and to Grantees' heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE "EXHIBIT A" (LEGAL DESCRIPTION) ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 638 Hastings Road, Wheeling, IL 60090

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantors, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto Grantees, Grantees' heirs and assigns forever.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record which do not impair the Grantees' use of the Property as residential property and which do not provide for forfeiture or reversion in the event of a breach; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements, AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN(S): 03-10-411-021-0000

ADDRESS OF REAL ESTATE: 638 Hastings Road, Wheeling, IL 60090

PROPER TITLE, LLC

WHEELING
Real Estate Transfer Approved
Initials: MC Date: 5/23/23
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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IN WITNESS WHEREOF, the Sellers have caused their names to be signed to these presents,

Dated this 15 day of April, 2023

X J. Yakir
By: Jacob Yakir

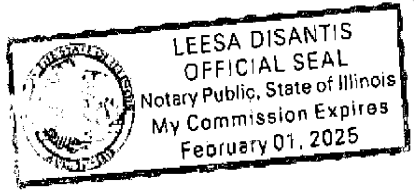
X P. Yakir
By: Paulina Yakir

State of Illinois)
) ss.
County of Cook)

The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that Jacob Yakir and Paulina Yakir personally known to me to be the same person(s) whose name(s) 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 an official seal this 25th day of April, 2023.

[Signature]
NOTARY PUBLIC



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Lot 21 in Eastchester of Wheeling, a Subdivision of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office