

# UNOFFICIAL COPY

**PREPARED BY:**  
Stephen S. Newland  
1512 Artaius Parkway, Suite 300  
Libertyville, IL 60048

Doc#: 2316310015 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/12/2023 09:45 AM Pg: 1 of 2

**MAIL TAX BILL TO:**  
Cholpon Kulmat Kyzy  
445 Prestwick Lane  
Wheeling, IL 60090

Dec ID 20230601635657  
ST/CO Stamp 1-437-858-512 ST Tax \$400.00 CO Tax \$200.00

**MAIL RECORDED DEED TO:**  
Hymen & Blair, P.C.  
1411 McHenry Road  
Suite 125  
Buffalo Grove, IL 60089

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), AKANSHA SAXENA, an unmarried woman, of the City of Wheeling, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to CHOLPON KULMAT KYZY, a ~~UNMARRIED WOMAN~~ of 9979 Linda Lane, Des Plaines, IL 60016, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

### PARCEL 1:


THE PART OF NON-EASEMENT AREA 18 OF ASTOR PLACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 2002 AS DOCUMENT NUMBER 0020637731, AND CERTIFICATE OF CORRECTION RECORDED JANUARY 12, 2007 AS DOCUMENT 0701222134, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A NORTHEASTERLY CORNER OF LOT 1 IN SAID ASTOR PLACE, THENCE NORTH 89 DEGREES 04 MINUTES 20 SECONDS WEST, ALONG A NORTHERLY LINE OF SAID LOT, 14.18 FEET TO A LINE DRAWN AT A RIGHT ANGLE TO SAID NORTHERLY LINE FROM THE NORTHEASTERLY CORNER OF SAID NON-EASEMENT AREA 18; THENCE SOUTH 00 DEGREES 55 MINUTES 40 SECONDS WEST, AT A RIGHT ANGLE TO SAID NORTHERLY LINE, 34.72 FEET TO THE NORTHEASTERLY CORNER OF SAID NON-EASEMENT AREA 18; THENCE SOUTH 31 DEGREES 28 MINUTES 37 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID NON-EASEMENT AREA 18, 50.50 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 31 DEGREES 28 MINUTES 37 SECONDS EAST, ALONG SAID EASTERLY LINE 21.00 FEET; THENCE SOUTH 58 DEGREES 31 MINUTES 23 SECONDS WEST, AT A RIGHT ANGLE TO SAID EASTERLY LINE, 63.00 FEET TO THE WESTERLY LINE OF SAID NON-EASEMENT AREA 18; THENCE NORTH 31 DEGREES 23 MINUTES EAST, AT A RIGHT ANGLE TO SAID WESTERLY LINE 63.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER COMMON AREAS AS SET FORTH IN THE DECLARATION DOCUMENT NUMBER 0030130151 RECORDED JANUARY 28, 2003, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-12-305-100-0000

Property Address: 445 Prestwick Lane, Wheeling, IL 60090

  
Real Estate Trustee Approved  
Initials ANW Date 5/26/23  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

Subject, however, to the general taxes for the year of 2022 and thereafter, and all Covenants, Restrictions, and Conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

# UNOFFICIAL COPY

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

Dated this 26 day of May, 2023

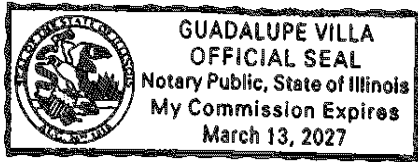
Akansha Saxena  
AKANSHA SAXENA

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that AKANSHA SAXENA, personally 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, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 26 day of May, 2023

Guadalupe Villa  
Notary Public  
My commission expires 3 13 2027



PROPERTY OF COOK COUNTY CLERK'S OFFICE