

UNOFFICIAL COPY

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Doc# 2316333261 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/12/2023 01:07 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20230601644127
ST/CO Stamp 0-679-053-008 ST Tax \$197.00 CO Tax \$98.50

ILLINOIS STATUTORY

Prepared By:

Younis Law Group, P.C.
7110 W. 127th St., Suite 150
Palos Heights, IL 60463
312-687-8600

Name and Address of Taxpayer

Vika Kachun and Vladyslav Paliy
1214 Cypress Dr.
Wheeling, IL 60090

Citywide Title Corporation
1927 W. Irving Park Road
Chicago IL 60613

RECORDER'S STAMP

THE GRANTORS, James A. Lynch, a married man,
of the city of Wheeling, county of Cook, state of Illinois, for and in consideration of \$10 (ten
dollars), in hand paid, CONVEY(S) and Warrants to Vika Kachun and Vladyslav Paliy, wife and husband
all interest in the following described Real Estate situated in the city of Wheeling, county of Cook,
state of Illinois, to wit:

as tenants
by entirety

See attached exhibit A for legal description.


Permanent Real Estate #: 03-04-204-072-1024

Address: 1214 Cypress Dr, Wheeling, IL 60090

SUBJECT TO: Covenants, conditions and restrictions of record; public utility easements; acts
done by or suffered through Buyer; all special governmental taxes or assessments confirmed and
unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.
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 forever.

PROPERTY NOT A HOMESTEAD PROPERTY.

Dated this 12th day of April, 2023.


Real Estate Transfer Approved
Initials MC Date 4/19/23
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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In Witness Whereof, James A. Lynch has hereunto set his hand and seal.

James A. Lynch _____ Date 4/12/23
James A. Lynch

STATE OF Texas }

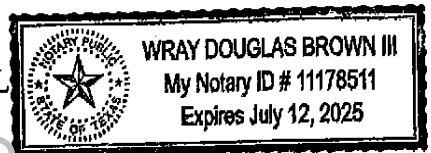
County of Dallas }

I, the James A. Lynch undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the instrument as a 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 12th day of April 2023.

Wray Douglas Brown III
Notary Public

(SEAL)



My commission expires on 07/12/2024.

After Recording Mail to:

Vita Kachun and Vladyslav Paliy

1214 Cypress Dr.

Wheeling, IL 60090

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EXHIBIT A

PARCEL 1: UNIT 6 IN BUILDING D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CEDAR RUN II CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22069273, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 22109221 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1214 Cypress Dr. Wheeling, IL 60090

Permanent index number 03-04-204-072-1024,

Property of Cook County Clerk's Office