

UNOFFICIAL COPY

Doc#: 2317345023 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2023 09:35 AM Pg: 1 of 2

Dec ID 20230601642031
ST/CO Stamp 0-701-904-592 ST Tax \$276.00 CO Tax \$138.00

WARRANTY DEED

THE GRANTORS, **KRISTEN BREHMER and KYLE D. KEMMERER**, married to each other, as *Joint Tenants*, of the Village of Skokie, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEE, **NASANBAYAR OCHIRBAT**, a single man, of the

Village of Skokie, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: Legal Description (see attached)

Property Index Number: **16-16-204-029-1011**

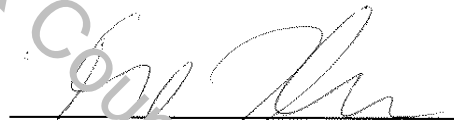
Address of Real Estate: **4901 GOLF ROAD, UNIT 111 SKOKIE, ILLINOIS 60077**

SUBJECT TO: Covenants, conditions and restrictions of record, building lines, public and utility easements, all applicable zoning laws and ordinances, existing leases and tenancies, if any; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, general real estate taxes not yet due and payable. The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantee shall have and hold said premises forever.

Dated this 13 day of June, 2023.



KRISTEN BREHMER

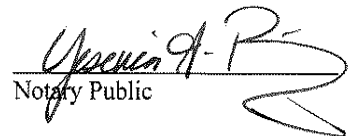
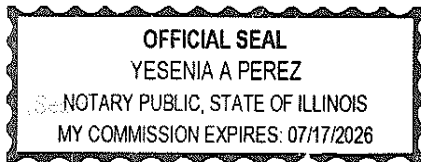


KYLE KEMMERER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **KRISTEN BREHMER and KYLE KEMMERER**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 notary seal, this 13 day of June, 2023.



Notary Public

Prepared By: **Lysinski & Associates, P.C.**
4418 N. Milwaukee Ave.
Chicago, IL 60630
Tel. (773) 777-9888
Fax. (773) 777-5888

MAIL TO: **Joseph Agnello, Esq.**
1700 Park Street, Suite 102,
Naperville, Illinois 60563

Send subsequent tax bills to: **Nsanbayar Ochirbat**
4901 Golf Road, Unit 111
Skokie, Illinois 60077

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

2335472-113

UNOFFICIAL COPY

Legal Description

PARCEL 1:

UNIT NUMBER 111 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST 33 RODS OF SAID NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST ON THE WEST LINE OF SAID EAST 33 RODS OF THE NORTHEAST 1/4, A DISTANCE OF 153.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.57 FEET FOR THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 79.0 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.41 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 181.62 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 179.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.0 FEET; THENCE SOUTH 79 DEGREES 36 MINUTES 32 SECONDS EAST, A DISTANCE OF 44.40 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.0 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 104.78 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY HARRIS TRUST AND SAVINGS BANK, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766, AND NOT INDIVIDUALLY, FILED IN THE OFFICE OF THE REGISTRAR OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR-2813918; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY)

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED NOVEMBER 12, 1970 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON NOVEMBER 17, 1970 AS DOCUMENT LR-2530976 AND AS CREATED BY DEED (OR MORTGAGE) FROM HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766 TO ANNETTE SALAMON DATED AUGUST 29, 1975 AND FILED SEPTEMBER 19, 1975 AS DOCUMENT LR2830199 FOR INGRESS AND EGRESS.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 4901 Golf Rd., Unit 111, Skokie, IL 60077

PIN #: 10-16-204-029-1011

PIN #:

PIN #:

Township: Niles

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	10-16-204-029-1011
ADDRESS:	4901 Golf Rd 111
	\$ 82800
17358	6/12/23 SL