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Doc#: 2317433033 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2023 09:32 AM Pg: 1 of 3

SPECIAL WARRANTY DEED ILLINOIS

Dec ID 20230601639867
ST/CO Stamp 1-335-535-312 ST Tax \$440.00 CO Tax \$220.00
City Stamp 2-099-668-688 City Tax: \$4,620.00

This instrument was prepared by:
Mark J. Grotto, Esq.
Grotto Law Offices, LLC
711 W Gordon Ter Unit 818
Chicago, Illinois 60613

THE GRANTORS RYAN ALLEN KOEHN and JOANNA ROSENBAUM KOEHN FKA JOANNA LYNN ROSENBAUM, husband and wife, of 2161 N California Ave Unit 104, Chicago, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, do hereby GRANT, BARGAIN, SELL, CONVEY and SPECIALLY WARRANT unto THE GRANTEE ALEKSANDR PALATNIK, a ^{married man} ~~single person~~ and not a party to a civil union, of 3323 N Whipple St Apt 2, Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Legal Description attached as Exhibit A, which Exhibit is hereby incorporated herein by reference as though fully set forth herein.

Permanent Real Estate Index Number(s): 13-36-214-025-1004 & 13-36-214-025-1040
Address of Real Estate: 2161 N California Ave Units 104 & P-13, Chicago, IL 60647

SUBJECT TO the following, if any: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

PROPER TITLE, LLC

PT 23-92106
lot 2 "A"

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The date of this deed of conveyance is Dated this 4th day of JUNE, 2023.

Ryan A Koehn
Ryan Allen Koehn

Joanna Rosenbaum Koehn
Joanna Rosenbaum Koehn

State of Wisconsin)
County of Rock) SS.

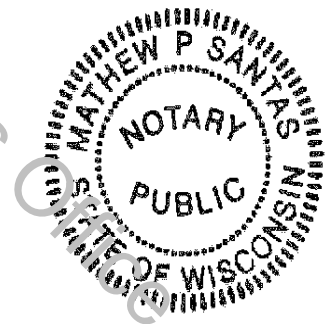
The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Ryan Allen Koehn and Joanna Rosenbaum Koehn, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered 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.

Subscribed and sworn to before me

this 4th day of June, 2023.

Matthew P Santos
Notary Public

Proper Title, LLC
Commitment No.: PT23-92106



Send subsequent tax bills to:
Mr. Aleksandr Palatnik
N50W28321 Mae's Walke
Pewaukee, WI 53072

Mail recorded document to:
Mr. Aleksandr Palatnik
N50W28321 Mae's Walke
Pewaukee, WI 53072

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EXHIBIT A

Legal Description:

UNIT 104 AND PARKING UNIT P-13 IN THE ST. GEORGE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOTS 17, 18, 19 AND 20 IN W. O. COLE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 99898177, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office