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Doc# 2321233549 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 04:04 PM Pg: 1 of 3

Dec ID 20230701669078
ST/CO Stamp 0-906-381-776 ST Tax \$230.00 CO Tax \$115.00

Property of Cook County Clerk's Office

STC File 2071724

WARRANTY DEED

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

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WARRANTY DEED

87E-2071724 (v-2)
 THE GRANTOR, ELIOT VILDAVER, Successor Trustee of the BORIS VILDAVER LIVING TRUST DATED MARCH 19, 1997, AND AS RESTATED AUGUST 22, 2015 of the Village of Lincolnwood County of Cook, State of Illinois for and in consideration of TEN DOLLARS, (\$10.00), in hand paid, CONVEYS and WARRANTS to PRZEMYSLAW ZIELINSKI and JULITA HRYNIEWICKI, married to each other, AS TENANTS BY THE ENTIRETY,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See attached for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2022 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Permanent Index Number (PIN): 03-03- 100-054-1280

Address(es) of Real Estate: 633 Oakmont Lane, #D2, Wheeling, Il. 60090
 ↑ grantee address

DATED this 14th day July 2023

WHEELING
 Real Estate Transfer Approved
 Initials: *AW* Date: 7/18/23
 VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

[Signature], Successor Trustee of the Boris Vildaver Living Trust (SEAL)

ELIOT VILDAVER Successor Trustee of the BORIS VILDAVER LIVING TRUST

REAL ESTATE TRANSFER TAX		28-Jul-2023
COUNTY:		115.00
ILLINOIS:		230.00
TOTAL:		345.00

03-03-100-054-1280 | 20230701669078 | 0-906-381-776

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ELIOT VILDAVER Successor Trustee of the BORIS VILDAVER LIVING TRUST DATED MARCH 19, 1997, and as RESTATED AUGUST 22, 2015, personally known to me to be the same person whose name is 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 rights of homestead.

Given under my hand and official seal, this 14th day of July, 2023

Commission expires 3-27-26

[Signature]
 NOTARY PUBLIC

IRA A MOLTZ
 Official Seal
 Notary Public - State of Illinois
 My Commission Expires Mar 24, 2026

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Legal Description

of premises commonly known as 698 Oakmont Lane, #D2,, Wheeling Il. 60090

Unit No. 1-13-60-R-D-2 together with a Perpetual and Exclusive Easement in and to Garage Unit No. G1-13-60-R-D-2 as delineated on a Plat of Survey of a Parcel of land being a part of the West 1/2 of the West 1/2 of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian, lying North of the center line of McHenry Road, in Cook County, Illinois (hereinafter referred to as "Development Parcel"), a portion of which Development Parcel is described as being Lexington Commons Unit 1 Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 3, aforesaid, according to the Plat thereof recorded July 28, 1978 as Document 24557904, which Survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank in Chicago, as Trustee, under Trust Agreement dated September 30, 1977 and known as Trust Number 22718, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 11, 1978 as Document 24759029 as amended from time to time, together with a percentage of common elements appurtenant to said Units as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with amended Declaration as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record, in the percentages set forth in such amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declarations as though conveyed hereby.

This instrument was prepared by IRA A. MOLTZ, ATTY., 1220 Rudolph, Northbrook, Il. 60062

MAIL TO:

Przemyslaw Zielinski
698 OAKMONT, #2
Wheeling, 60090, IL

SEND SUBSEQUENT TAX BILLS TO:

Przemyslaw Zielinski
698 OAKMONT, #2, WHEELING,
60090, IL