

UNOFFICIAL COPY

Doc#: 2322813028 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/16/2023 09:15 AM Pg: 1 of 2

Dec ID 20230801693250
ST/CO Stamp 1-915-946-448 ST Tax \$185.00 CO Tax \$92.50
City Stamp 1-507-001-808 City Tax: \$1,942.50

AFTER RECORDING MAIL TO:

Eric Sander
Attorney at Law
8532 School Street
Morton Grove IL 60053-2917

SEND SUBSEQUENT TAX BILLS TO:

2120 Washington Properties LLC
14405 Ashley Court
Orland Park, IL 60462

Above Space for Recorder's Use Only

WARRANTY DEED

Individual to Limited Liability Company
ILLINOIS

THE GRANTOR, MAKSIM LEVENCHUK, a single person, of the City of Mesa, County of Maricopa, State of Arizona, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Conveys and Warrants to GRANTEE, 2120 WASHINGTON PROPERTIES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, whose principal business address is 14405 Ashley Court, Orland Park, IL 60462, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

Stc 2093194GE
1A1

UNITS 401 AND P-1W IN THE GROOMES BUILDING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS LOT 71 IN STINSON'S SUBDIVISION OF BLOCK 54 AND LOTS 72, 73 AND 74 IN BLOCK 54 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0627510188; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2120 WEST WASHINGTON BOULEVARD UNIT 401 & P-1W
CHICAGO, ILLINOIS 60612

PERMANENT INDEX NUMBER: 17-07-322-045-1020 & 17-07-322-045-1039

SUBJECT TO: existing leases & tenancies, 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.

WARRANTY DEED – 2120 WEST WASHINGTON BOULEVARD UNIT 401 & P-1W, CHICAGO, ILLINOIS 60612



UNOFFICIAL COPY


GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 8th day of August 2023.

GRANTOR

Maksim A. Levenchuk
MAKSIM LEVENCHUK

REAL ESTATE TRANSFER TAX		15-Aug-2023
	COUNTY:	92.50
	ILLINOIS:	185.00
	TOTAL:	277.50
17-07-322-045-1020 20230801693250 1-915-946-448		

REAL ESTATE TRANSFER TAX		15-Aug-2023
	CHICAGO:	1,387.50
	CTA:	555.00
	TOTAL:	1,942.50 *
17-07-322-045-1020 20230801693250 1-607-001-808		
* Total does not include any applicable penalty or interest due.		

STATE OF ILLINOIS

COUNTY OF COOK

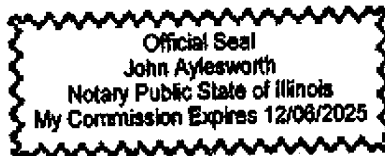
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I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, MAKSIM LEVENCHUK, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 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.

Given under my hand and official seal, this 8th day of August 2023.

[Signature]
NOTARY PUBLIC

Commission Expires: 12-01-25



This instrument was prepared by:
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