

# UNOFFICIAL COPY

2336014  
1042  
**WARRANTY DEED**

Doc#: 2324113148 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/29/2023 10:28 AM Pg: 1 of 3

*This instrument was prepared by:*

Dec ID 20230801605949  
ST/CO Stamp 1-713-608-144 ST Tax \$335.00 CO Tax \$167.50

Nazar Kashuba, Esq.  
HT Law LLC  
2516 Waukegan Rd, #352  
Glenview, Illinois 60025  
Tel: (312) 957-8991


AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 205  
PARK RIDGE, IL 60068

THE GRANTOR(S), **ANDRII VERBYCH** and **ELENA VERBYCH A.K.A. ELENA BALAN**, husband and wife, as joint tenants, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledge, does hereby sell, assign, transfer, CONVEY and WARRANT onto THE GRANTEE(S) **MANJISH ADHIKARI** and **AYUSHMA THAPA**, husband and wife, as tenants by the entirety, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number(s): 03-09-405-009-0000,

Address of Real Estate: 691 Lakeside Circle Dr., Wheeling, IL 60090.

 WHEELING  
Real Estate Transfer Approved  
Initials: AV Date: 8/23/23  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

SUBJECT TO: the general real estate taxes for the year of 2023 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

DATED this 21<sup>st</sup> day of August 2023.

**ANDRII VERBYCH**

By: 

**ELENA VERBYCH A.K.A. ELENA BALAN**

By: 



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## EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 2, BUILDING NUMBER 29, LOT 9 IN LAKESIDE VILLAS UNIT NUMBER 2 OF LAKESIDE VILLAS, BEING A RESUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION. DATED DECEMBER 9, 1971 AND RECORDED DECEMBER 17, 1971 AS DOCUMENT NO. 21751908, AND AMENDED BY DOCUMENT DATED MARCH 23, 1972 AND RECORDED MARCH 30 1972, AS DOCUMENT 21851782 AND FURTHER AMENDED BY DOCUMENT 21884592 AND FURTHER AMENDED BY DOCUMENT DATED MAY 8, 1972 AND RECORDED MAY 15, 1972 AS DOCUMENT 21902197, AND AS CREATED IN DEED FROM ZALE CONSTRUCTION COMPANY TO THOMAS T. BOLD AND BONITA C. BOLD DATED MARCH 15, 1973 AND RECORDED JUNE 5, 1973 AS DOCUMENT 22349231, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office