UNOFFICIAL COPY

2336014 1042 WARRANTY DEED

This instrument was prepared by:

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

AFTER RECONDING, MAIL TO: SATURNITITLE, LLC 1030 W. HICCINS RD. SUITE LOC PARK RIDGE, IL 61068 Doc#. 2324113148 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 08/29/2023 10:28 AM Pg: 1 of 3

Dec ID 20230801605949

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

THE GRANTOR(S), ANDXII VERBYCH and ELENA VERBYCH A.K.A. ELENA BALAN, husband and wife, as joint tenants, c. the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valueble 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 HERE TO 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.

Real Estate Transial Approved
Inlink AV Day 80303
VALID FOR A PERIOD OF THIRTY (30)
OAYS 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 21st day of August 2023.

ANDRII VERBYCH

Bv:

ELENA VERBYCH A.K.A. ELENA BALAN

By: eller beight

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY **Andrii Verbych** and **Elena Verbych a.k.a. Elena Balan**, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed 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 official seal, this 21st day of August 2023.

Notary Public

JULIA SUHNASKA
OFFICIAL SEAL
Notary Public - State of fillnois
My Commission Expires
June 25, 2024

AFTER RECORDING, MAIL TO:

Manjish Adhikari

691 Lakeside Circle Dr

Wheeling, IL 60090

SEND SUBSEQUENT TAX BILLS TO:

Manjish Adhikari

691 Lakeside Circle Dr

Wheeling, IL 60090

UNOFFICIAL COPY

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 2190/2107, AND AS CREATED IN DEED FROM ZALE CONSTRUCTION COMPANY 9231, 1.

Or Cook County Clark's Office TO THOMAS T. BOLD AND BONITA C. BOLD DATED MARCH 15, 1973 AND RECORDED JUNE 5, 1973 AS DOCUMENT 22349231, IN COOK COUNTY, ILLINOIS.