

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2325413382 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/11/2023 12:15 PM Pg: 1 of 4

Dec ID 20230701679669
ST/CO Stamp 1-265-161-680 ST Tax \$387.00 CO Tax \$193.50

THE GRANTOR(S) **Michael Melikhov and Margarita Bord, husband and wife**, of the Village of Wheeling, County of Cook, State of Illinois, ~~or~~ and in consideration of TEN dollars and 0/100, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Monika Talar, Single Woman** 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

SUBJECT TO:

** 2nd installment*

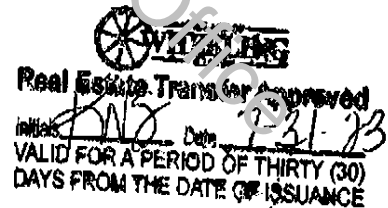
General Real Estate Taxes for 2022 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

HOMESTEAD PROPERTY

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from July 20, 2023. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$464,400, value equal to 120% of short sale price, until 90 days from July 20, 2023. These restrictions shall run with the land and are not personal to the Grantee.

Permanent Real Estate Index Number(s): 03-23-103-019-0000

Address(es) of Real Estate: 1680 Charles Drive, Wheeling, IL 60090



Dated this 20th day of July, 2023

Michael Melikhov
Michael Melikhov

Margarita Bord
Margarita Bord



First American
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Michael Melikhov and Margarita Bord**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 20th day of July, 20 23.



[Signature]
Notary Public

Prepared by:
Law Offices of David Freydin, Inc.
8707 Skokie Blvd #312
Skokie, IL 60077

Mail to: ALICJA SROKA
7742 W. Higgins Dr #102
Chicago IL 60631

Name and Address of Taxpayer:
Monika Taler
1680 Charles Dr
Wheeling IL 60090



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Exhibit "A" Legal Description

LOT 145 IN AVALON-SIENNA UNIT 6C, BEING A RESUBDIVISION OF PART OF LOT 1 IN AVALON-SIENNA UNIT 6 BEING A SUBDIVISION OF THOSE PARTS OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, A PLAT OF RESUBDIVISION RECORDED NOVEMBER 16, 2000 AS DOCUMENT NUMBER 00903257.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX		29-Aug-2023
	COUNTY:	193.50
	ILLINOIS:	387.00
	TOTAL:	580.50
03-23-103-019-0000	20230701679669	1-265-161-680