

# UNOFFICIAL COPY

Doc#: 2325813639 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/15/2023 02:25 PM Pg: 1 of 4

After Recording Mail to:  
John Lee and Michelle Misun Lee  
1425 Sandpebble, #339  
Wheeling, IL 60090

Dec ID 20230901626584  
ST/CO Stamp 1-388-518-864 ST Tax \$195.00 CO Tax \$97.50

Send Subsequent Tax Bills to:  
John Lee and Michelle Misun Lee  
1425 Sandpebble, #339  
Wheeling, IL 60090

7716419

1/3

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

## WARRANTY DEED

The GRANTOR(S), Yelena A. Dolgosheeva, an unmarried person, and Irina Kehlert, an unmarried person, of the Village of Wheeling, IL 60090, for the consideration of TEN dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to John Lee, an unmarried person, and Michelle Misun Lee, an unmarried person, AS JOINT TENANTS, of the City of Kenmore, WA 98028, all interest in the following described Real Estate situated in COOK COUNTY, ILLINOIS, AND LEGALLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: SEE ATTACHED


CKA: 1425 Sandpebble, #339, Wheeling, IL 60090  
PIN: 03154020191039


03.15.402.019.1039

Subject to: 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 or payable at the time of Closing.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as JOINT TENANTS.

DATED: July 10, 2023

X   
\_\_\_\_\_  
Yelena A. Dolgosheeva, GRANTOR

X   
\_\_\_\_\_  
Irina Kehlert, GRANTOR

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF Cook )

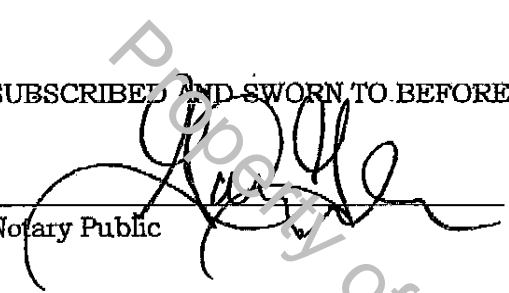
 WHEELING  
Real Estate Transfer Approved  
Initials: KAS Date: 7-11-23  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

# UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yelena Dolgosheeva and Irina Kehlert, personally known to me to be the same person(s) whose names(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10<sup>TH</sup> DAY OF July, 2023.

Notary Public



This instrument was prepared by: Yelena Dolgosheeva

Mail to : John Lee  $\frac{1}{3}$  Michelle Misun Lee  
3 1425 Sand pebble #239  
Wheeling, IL 60090  
Tax Bills :

**UNOFFICIAL COPY**

File No: 771649

**EXHIBIT "A"****PARCEL 1:**

**UNIT NUMBER 339 AS DELINEATED ON SURVEY PLAT OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF LOT 1 IN SANDPEBBLE WALK, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 IN SANDPEBBLE WALK, SAID CORNER BEING THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 WITH THE WEST LINE OF THE EAST 330.0 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15,, THENCE SOUTH 00 DEGREES 04 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 135.90 FEET THENCE NORTH 89 DEGREES 55 MINUTES 43 SECONDS WEST 23.66 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED THENCE SOUTH 33 DEGREES 49 MINUTES 24 SECONDS WEST 108.26 FEET THENCE SOUTH 36 DEGREES 18 MINUTES 59 SECONDS EAST 101.50 FEET THENCE SOUTH 53 DEGREES 41 MINUTES 01 SECONDS WEST 64.23 FEET THENCE NORTH 36 DEGREES 18 MINUTES 59 SECONDS WEST 114.84 FEET THENCE NORTH 76 DEGREES 06 MINUTES 52 SECONDS WEST 78.33 FEET, THENCE NORTH 13 DEGREES 49 MINUTES 32 SECONDS EAST 64.33 FEET THENCE SOUTH 76 DEGREES 10 MINUTES 28 SECONDS EAST 69.92 FEET THENCE NORTH 33 DEGREES 49 MINUTES 24 SECONDS EAST 106.58 FEET THENCE SOUTH 56 DEGREES 10 MINUTES 36 SECONDS EAST 64.33 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS WHICH SURVEY PLAT IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST NO. 76126, AND REGISTERED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR 2646974 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE LAND, PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS SAID UNITS ARE DELINEATED ON SAID SURVEY PLAT).**

**PARCEL 2:**

**EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT DATED APRIL 1, 1972 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 12, 1972 AS DOCUMENT LR2622769 AND AS SET FORTH IN THE PLAT OF SUBDIVISION DATED SEPTEMBER 9, 1970 AND REGISTERED ON OCTOBER 10, 1970 AS DOCUMENT LR2525374 AND AS CREATED BY THE DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 28, 1971 AND KNOWN AS TRUST NUMBER 75954 TO**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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File No: 771649

RICHARD A. KAMERMAN AND SHERRY J. KAMERMAN DATED SEPTEMBER 8, 1972 AND REGISTERED ON SEPTEMBER 8, 1972 AS DOCUMENT LR 2646982 ALL IN COOK COUNTY, ILLINOIS.

03-15-402-019-1039 (A)

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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