

# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY:

Forde & O'Meara LLP  
Lisa J. Saul, Esq.  
191 N Wacker Dr, Suite 3100  
Chicago, Illinois 60606

Doc#: 2327033170 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2023 04:13 PM Pg: 1 of 5

Dec ID 20230901632778  
ST/CO Stamp 0-578-782-160 ST Tax \$840.00 CO Tax \$420.00  
City Stamp 2-060-288-976 City Tax: \$8,820.00

Property of Cook County Clerk's Office

## WARRANTY DEED

THIS INDENTURE is made as of this 22 day of September, 2023 by and between **Denis Niktin and Julia Svechnikova, a married couple**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Kenneth Funk & Kelly McBride, as joint tenants** of the City of Chicago, State of ("Grantees").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, 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

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

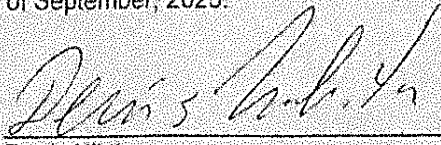
Permanent Real Estate Tax Number: 17-05-413-077-0000 , 17-05-413-078-0000  
Address of Real Estate: 849 North May Street, Unit M, Chicago, IL 60642

SIGNATURE PAGE FOLLOWS



Chicago Title 234 SC 2547 83 LP 1002 2 SW


# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 21 day of September, 2023.

  
\_\_\_\_\_  
Denis Niktin

  
\_\_\_\_\_  
Julia Svechnikova

REAL ESTATE TRANSFER TAX		26-Sep-2023
		COUNTY: 420.00
		ILLINOIS: 840.00
		TOTAL: 1,260.00
17-05-413-077-0000   20230901632778   0-578-782-160		

REAL ESTATE TRANSFER TAX		26-Sep-2023
	CHICAGO:	6,300.00
	CTA:	2,520.00
	TOTAL:	8,820.00 *
17-05-413-077-0000   20230901632778   2-060-288-976		

\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

State of ILLINOIS )  
 ) ss  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Denis Niktin and Julia Svechnikova, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this 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.

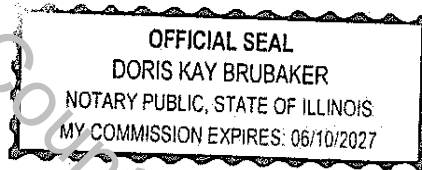
GIVEN under my hand and official seal, this 21 day of September, 2023.

Doris Kay Brubaker  
Notary Public

Commission expires:

**Send Subsequent Tax Bills To:**

Kenneth Funk & Kelly A. McBride  
849 N May Street, Unit M  
Chicago, IL 60642



**After Recording Return To:**

Frank W. Jaffe  
Jaffe & Berlin, LLC  
111 W. Washington, STE 900  
Chicago, IL 60602

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GSC254783LP

For APN/Parcel ID(s): 17-05-413-077-0000 and 17-05-413-078-0000

PARCEL 1:

THE EAST 20.76 FEET OF THE WEST 284.64 FEET AND THE EAST 8.56 OF TRACT OF LAND  
HEREINAFTER DESCRIBED:

THAT PART OF LOTS 5 THROUGH 18 AND PART OF THE PUBLIC ALLEYS ADJOINING SAID  
LOTS IN BLOCK 6 IN ELSTON'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHEAST  
1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF LOT 10;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF  
LOTS 5 TO 10 AFORESAID, 139.16 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00  
SECONDS EAST 101.03 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST  
4.71 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 18.02 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.66 FEET; THENCE NORTH 90  
DEGREES 00 MINUTES 00 SECONDS EAST 19.82 FEET; THENCE SOUTH 00 DEGREES 00  
MINUTES 00 SECONDS EAST 3.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00  
SECONDS EAST 145.79 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST  
19.03 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 8.56 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 22.0 FEET; THENCE SOUTH 90  
DEGREES 00 MINUTES 00 SECONDS WEST 155.93 FEET; THENCE NORTH 00 DEGREES 00  
MINUTES 00 SECONDS EAST 3.72 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00  
SECONDS WEST 20.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST  
3.69 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 18.02 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.69 FEET; THENCE SOUTH 90  
DEGREES 00 MINUTES 00 SECONDS WEST 19.95 FEET; THENCE NORTH 00 DEGREES 00  
MINUTES 00 SECONDS EAST 19.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00  
SECONDS WEST 46.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST  
17.88 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 19.32 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 98.20 FEET TO THE SOUTH  
LINE OF LOT 10; THENCE SOUTH 89 DEGREES 30 MINUTES 52 SECONDS WEST ALONG SAID  
SOUTH LINE 52.47 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS  
SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS FOR ST. JOHN'S PARK TOWNHOME HOMEOWNER'S ASSOCIATION DATED  
AUGUST 23, 2000 AND RECORDED AUGUST 28, 2000 AS DOCUMENT NUMBER 00666092.

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of Cook

Denis Nikitin + Julia Svechnikova being duly sworn on oath, states that they resides at 1537 Mariner Way, Hollywood Fl 33015 That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that they makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Risef Saul (POT) FOR DENIS NIKITIN  
Risef Saul (POT) FOR JULIA SVECHNIKOVA

SUBSCRIBED and SWORN to before me

this 22 day of September, 2023.

Doris Kay Brubaker

