

UNOFFICIAL COPY

① 2360034309PK

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Karen A. Yarbrough
Cook County Clerk
Date: 12/05/2023 11:24 AM Pg: 1 of 2

WARRANTY DEED Illinois

Dec ID 20231101684595
ST/CO Stamp 2-038-095-824 ST Tax \$315.00 CO Tax \$157.50

Above Space for Recorder's Use Only

THE GRANTORS, AARON M. BLANE and LAURA L. MORGAN, husband and wife, of 227 E. Forest Knoll Drive, Palatine, Illinois 60074, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to VLADYSLAV IVANENKO and NATALIA IVANENKO, husband and wife, as tenants by the entirety of _____, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 52 OF PLANNED UNIT DEVELOPMENT OF FOREST KNOLL TOWNHOMES IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS REGISTERED IN THE REGISTER'S OFFICE OF COOK COUNTY, ILLINOIS ON SEPTEMBER 13, 1978 AS DOCUMENT LR 3045755 AND AS AMENDED BY CORRECTION PLAT FILED ON SEPTEMBER 18, 1979 AS DOCUMENT LR 3118313, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS FILED AS DOCUMENT NO. LR 3045756, AS AMENDED, AND AS DISCLOSED BY PLAT FILED AS DOCUMENT NO. LR 3045755 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 02-02-301-149-0000

c/k/a: 227 E. Forest Knoll Drive, Palatine, Illinois 60074

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

Subject only 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 and payable at the time of Closing.

[SIGNATURE PAGE TO FOLLOW]

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Dated this 15th day of November, 2023.

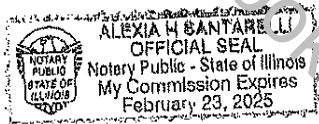
[Signature] (SEAL)
AARON M. BLANE

[Signature] (SEAL)
LAURA L. MORGAN

State of Illinois }
 } ss
County of }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AARON M. BLANE and LAURA L. MORGAN, 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 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 15th day of NOVEMBER, 2023.



[Signature]
NOTARY PUBLIC

My Commission Expires: _____

This instrument was prepared by:
John Mantas, Esq.
MANTAS LAW, LLC
1300 West Higgins Road
Suite 310
Park Ridge, Illinois 60068
Phone: (847) 908-9300

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Vladislav Ivanenko
267 E Forest Knoll Drive
Palatine IL 60074

