

# UNOFFICIAL COPY

Doc#: 2334606021 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/12/2023 09:19 AM Pg: 1 of 3

Dec ID 20231101669518  
ST/CO Stamp 0-729-514-032 ST Tax \$166.00 CO Tax \$83.00  
City Stamp 0-500-924-464 City Tax: \$1,743.00

## WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Barbara Baran, a widow, of 5117 N. East River Rd, Unit 3C, Chicago, IL 60656, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to THE GRANTEE Ihor Kutsalaba, warned, of 24 McKinley Ln, Streamwood, IL 60107, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 12-11-310-086-1027

Property Address: 5117 N. East River Rd, Unit 3C, Chicago, IL 60656

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

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Dated this 5<sup>th</sup> day of December, 2023.

X Barbara Baran  
Barbara Baran

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STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barbara Baran, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her 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 notarial seal, this 5 day of December, 2023.



*[Signature]*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Alicja M. Sroka  
Alicja M. Sroka & Associates, P.C.  
7742 W. Higgins Rd #C-102  
Chicago, IL 60631

MAIL TO:

Rogan Law, Ltd.  
P.O. Box  
7007  
Algonquin, IL 60102

SEND SUBSEQUENT TAX BILLS TO:

Ihor Kusalaba  
~~5117 N. East River Rd~~ 24 McKinley Ln  
~~Unit 3C~~ Streamwood, IL  
~~Chicago, IL 60653~~ 60107

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NUMBER 3C IN THE 5117 N. EAST RIVER ROAD CONDOMINIUM IN SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 7, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, AS DOCUMENT NUMBER 0010833560, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office