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Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 11:27 AM Pg: 1 of 3

Dec ID 20240101611311
ST/CO Stamp 0-505-852-976 ST Tax \$115.00 CO Tax \$57.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS

James Schwoebel and Deborah A. Schwoebel,
Husband and Wife

(The Above Space for Recorder's Use Only)

for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Boris Matsevich and Irina Phillips, Husband and Wife of 5451 Grove Street, Skokie, IL 60077, as , 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): 02-12-200-104-1162

Property Address: 1397 East Wyndham Circle, Unit 102, Palatine, IL 60074

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).

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

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Dated this 16th day of January, 2024.

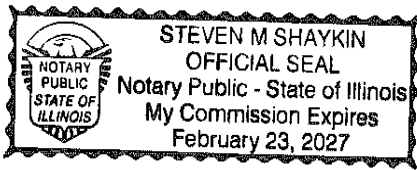
James Schwoebel (Seal)
James Schwoebel

Deborah A Schwoebel (Seal)
Deborah A. Schwoebel

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Schwoebel and Deborah A. Schwoebel 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 in the 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 notarial seal, this 16th day of January, 2024.



Steven M. Shaykin
Notary Public

THIS INSTRUMENT PREPARED BY
Steven M. Shaykin, P.C.
5105 Tollview Drive, Suite 265
Rolling Meadows, IL 60008

MAIL TO:

Hymen & Blair, P.C.
1411 McHenry Road
Ste. 125
Buffalo Grove, IL 60089

SEND SUBSEQUENT TAX BILLS TO:

Boris Matsevich and Irina Phillips
5451 Grove St.
Skokie, IL 60077

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EXHIBIT A LEGAL DESCRIPTION

UNIT 102 IN BUILDING 19 ON LOT 19 (1397 WYNDHAM CIRCLE), IN THE WYNDHAM CLUB CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 22 AND OUT LOT A IN WYNDHAM COURT SECOND AMENDED PLAT OF PLANNED UNIT DEVELOPMENT IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 16, 2001 AS DOCUMENT 0011078785 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Property of Cook County Clerk's Office