

UNOFFICIAL COPY

Doc#. 2402541229 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2024 03:53 PM Pg: 1 of 2

WARRANTY DEED
Statutory (ILLINOIS)
(Corporate to Individual)

Dec ID 20240101610190
ST/CO Stamp 0-260-770-864 ST Tax \$583.00 CO Tax \$291.50

THE GRANTOR,
D. R. Horton, Inc. - Midwest
1750 E. Golf Rd., Suite 900
Schaumburg, IL 60173

A Corporation created and existing under
And by virtue of the Laws of the State
Of California and duly authorized to
Transact business in the State of Illinois

For and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, and pursuant to authority given by the Board of Directors of said Corporation, **CONVEYS**
and **WARRANTS** to

GENNADII KARANDIEIEV AND DIANA CHAYKIVSKA, HUSBAND AND WIFE, not as Tenants in
Common, not in Joint Tenancy, but as Tenants by the Entirety

As Grantee, of 8538 Grand Av, Apt 3W, River Grove, IL 60171

The following described Real Estate situated in the County of Cook the State of Illinois, to wit:

LOT 1331, IN THE FINAL PLAT OF NORTHGATTE AT VERIDIAN, BEING A SUBDIVISION IN PART
OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE EAST HALF OF FRACTIONAL
SECTION 2, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND
PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
OCTOBER 22, 2020 AS DOCUMENT 2029606033 IN COOK COUNTY, ILLINOIS.

Tax Parcel Identification No.: 02-34-405-031-0000

Commonly Known As: 2244 Blue Court, Schaumburg, IL 60173

SUBJECT TO: General real estate taxes not due and payable at the time of closing; special taxes and
assessments not due at the time of closing; easements, covenants, restrictions and building lines of record;
and applicable zoning and building laws or ordinances.

UNOFFICIAL COPY

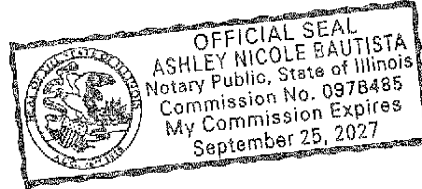
WARRANTY DEED

Statutory (ILLINOIS)
(Corporate to Individual)
(Continued)

In Witness Whereof, said Grantor has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Secretary, and attested by its Asst. Secretary, this 19th day of January, 2024.

D.R. Horton, Inc. - Midwest

By: Denise Kowalik
Denise Kowalik, Assistant Secretary



STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Denise Kowalik, Assistant Secretary 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 they signed, sealed and delivered the said instrument of their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 19 day of January, 2024

Ashley Nicole Bautista
Notary Public

This instrument prepared by:

D.R. Horton, Inc. - Midwest
Denise Kowalik
1750 E. Golf Rd., Suite 900
Schaumburg, IL 60173

Northgate at Veridian Townhome Owners Association, LLC
Home site #1331

Mail Recorded Document To:

~~Gennadii Karandiev~~ Mrcable & Associates
~~Diana Chaykivska~~ 19612 John Humphrey Dr.
~~2244 Blue Court~~ Orland Park, IL 60462
~~Schaumburg, IL 60173~~

Send Subsequent Tax Bills To:

Gennadii Karandiev
Diana Chaykivska
2244 Blue Court
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX		22-Jan-2024	
	COUNTY:	291.50	
	ILLINOIS:	583.00	
	TOTAL:	874.50	
02-34-405-031-0000		20240101610190 0-260-770-864	

