

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2403241002 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2024 09:11 AM Pg: 1 of 3

Dec ID 20240101624860
ST/CO Stamp 0-218-229-808 ST Tax \$134.00 CO Tax \$67.00

The Grantor(s) **Jerzy Smiarowski**, a married man, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;

*husband and wife **
Denys Herashchak *+* Maryana Barbachynska, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

** as joint tenants with right of survivorship*
PARCEL 1:

~~UNIT 3846-1 IN 3846-3848 N. 25TH AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTH 100 FEET OF LOT 7, THE NORTH 20 FEET AND THE WEST 30 FEET OF LOT 9 IN LIBERTY GARDEN LEYDEN, A SUBDIVISION OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (EXCEPT THE NORTH 132 FEET OF THE WEST QUARTER THEREOF) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 16, 2002 AS DOCUMENT 0020435396, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.~~

PARCEL 2:

~~THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P.C. A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.~~

see attached

Property Address: 3846 25TH AVE UNIT 1 SCHILLER PARK, IL 60176

Parcel ID Number: 12-21-210-067-1001

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

***NOT A HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE**

AT 230860w/2
After recording mail to:
Alimo Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

UNOFFICIAL COPY

DATED this 23 day of January, 2024

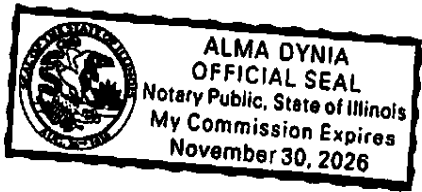
Jerzy Smiarowski
Jerzy Smiarowski

State of ILLINOIS

County of COOK

The undersigned, a notary public in and for the above county and state, certifies that Jerzy Smiarowski, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 23 day of JANUARY, 2024



[Signature]
NOTARY PUBLIC

PROPERTY OF COOK COUNTY CLERK'S OFFICE

DEED PREPARED BY:
Alfred S. Dynia
6444 N Milwaukee Ave
Chicago, IL 60631

MAIL DEED TO:
Maryana Barba Delynska
Denys Herashchenko
449 N. Northwest Hwy
Park Ridge IL 60069

SEND TAX BILL TO:
Maryana Barba Delynska
Denys Herashchenko
449 N. Northwest Hwy
Park Ridge, IL 60069

File No: AT230860W

UNOFFICIAL COPY**EXHIBIT "A"****PARCEL 1:**

UNIT 3846-1 IN 3846-3848 N. 25TH AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 100 FEET OF LOT 7, THE NORTH 20 FEET AND THE WEST 30 FEET OF LOT 9 IN LIBERTY GARDEN LEYDEN, A SUBDIVISION OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (EXCEPT THE NORTH 132 FEET OF THE WEST QUARTER THEREOF) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 16, 2002 AS DOCUMENT 0020435396, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-6 AND P-22, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM AND PER THE AMENDMENT TO THE AFORESAID DECLARATION RECORDED SEPTEMBER 19, 2008 AS DOCUMENT 0826339009, IN COOK COUNTY, ILLINOIS

**Property Address: 3846 25TH AVE UNIT 1 SCHILLER PARK, IL 60176
Parcel ID Number: 12-21-210-067-1001**

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company. This Commitment is not valid without the Notice: the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions. Commitment for Title Insurance 2021 v. 01.00

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