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Doc# 2403941156 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2024 03:44 PM Pg: 1 of 3

WARRANTY DEED

PT23-95551(1/1)

Dec ID 20240101622260
ST/CO Stamp 1-604-803-632 ST Tax \$258.00 CO Tax \$129.00

After Recording Mail To:

ISMAELA IBAR
1209 PALM DR.
WHEELING, IL 60090

Send Subsequent Tax Bills To:

ISMAELA IBAR
1209 PALM DR.
WHEELING IL 60090

THE GRANTORS, **DMITRIY KARASIK AND JULIA KARASIK**, husband and wife, of the CITY of WHEELING, County of COOK, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

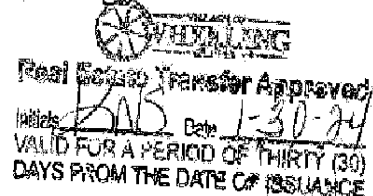
ISMAELA IBAR

of the city of WHEELING County of COOK, State of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD**, said premise forever.

Permanent Index Number(s): 03-10-210-031-0000

Address of the Real Estate: 259 East Dennis Road, Wheeling, IL 60090



SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate taxes for 2024 and subsequent years.

PROPER TITLE, LLC

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DATED this 29 day of January, 2024

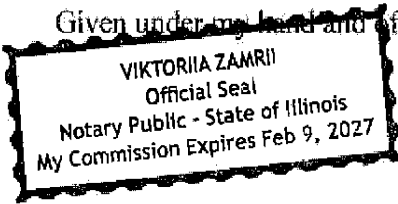
[Signature]
DMITRIY KARASIK

[Signature]
JULIA KARASIK

STATE OF IL }
COUNTY OF Cook }SS.
}

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DMITRIY KARASIK AND JULIA KARASIK**, 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 this 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 29 day of January, 2024.



[Signature]
NOTARY PUBLIC

This instrument prepared by:
Skokie Blvd,

SHVARTSMAN LAW OFFICE, 400
Suite 220, Northbrook, Illinois 60062.

PROPERTY OF Cook County Clerk's Office

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EXHIBIT A

Lot 23 in Block 4 in Dunhurst Subdivision Unit No. 2, part of the Northeast 1/4 of Section 10, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office