

UNOFFICIAL COPY

Doc#: 2404741062 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2024 11:04 AM Pg: 1 of 6

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20240101618068
ST/CO Stamp 1-517-501-488 ST Tax \$250.00 CO Tax \$125.00

Property of

23-144939

THE GRANTOR(S)

Dawn Bode, a married woman, of the City of Glenview, County of Cook, State of Illinois

Brian Bode, a married man, of Warsaw, Poland

Grant Bode, divorced and not since remarried, of the City of Glenview, County of Cook, as Heirs at Law of Jeannette R. Bode, deceased, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Dmitry V. Kalinskiy and Evgeniya Zilman, as husband and wife, as tenants by the entirety, ~~2400 Arbor~~, Park Ridge, IL 60068, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

***2400 YARCHBURY, APT 2A**

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; General Real Estate Taxes not due and payable at the time of closing.

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

Permanent Real Estate Index Number(s): 09-34-102-045-1333 and
09-34-102-045-1782

THIS IS NOT HOMESTEAD PROPERTY

Address(es) of Real Estate: 2600 Windsor Mall, Unit 1K, Park Ridge, IL 60068

Dated this 22nd day of January, 2024

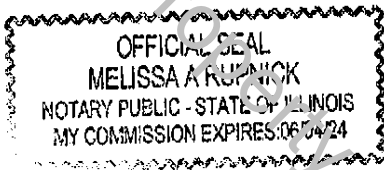
UNOFFICIAL COPY

x *Dawn Bode*
Dawn Bode

STATE OF IL, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Dawn Bode**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said 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 official seal this 22nd day of January, 20 24.



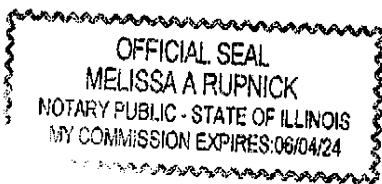
Melissa A. Rupnick
Notary Public

x *Grant Bode*
Grant Bode

STATE OF IL, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Grant Bode**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 22nd day of January, 20 24.



Melissa A. Rupnick
Notary Public

Prepared by:
Mages & Price LLC
1110 W. Lake Cook Road, Suite 385
Buffalo Grove, IL 60089

Mail to: *REDA CIPRIAN MAGNONE*
8501 W. HIGGINS #440
CHICAGO, IL 60631

MAIL TAX BILL TO:
DMITRY V. KALINSKIY AND
EVGENIYA ZILMAN
2600 WINDSOR MALL, UNIT 1K
PARK RIDGE, IL 60068

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x Brian Bode
Brian Bode

STATE OF REPUBLIC OF POLAND CITY OF WARSAW SS SS
EMBASSY OF THE UNITED STATES OF AMERICA

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian Bode, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 24TH day of JANUARY, 20 24.

Margaret L. Welch
Notary Public

Margaret L. Welch
Consular Associate
U.S. Embassy Warsaw
Commission: Indefinite

Prepared by:
Mages & Price LLC
1110 W.Lake Cook Road, Suite 385
Buffalo Grove, IL 60089

Mail to:

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Exhibit "A" Legal Description

UNIT 11/1-'K' AND GARAGE UNIT 11/'Z'-23 IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS 'PARCEL'):

PARCEL 1:

ALL OF LOT 'A' IN SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOTS 8 AND 10 IN THE OWNER'S PARTITION OF LOTS 30 TO 33 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1966 AS DOCUMENT 19852990, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF 1ST ADDITION TO SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 OF DECANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT 18964943 AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF, IN OWNERS PARTITION OF LOTS 30 TO 33 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22699774, AND AS AMENDED BY DOCUMENT 24394152, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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09-34-102-045-1333

20240101618068

1-517-501-488

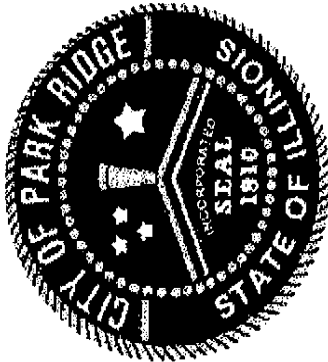
| | |
|-----------|--------|
| COUNTY: | 125.00 |
| ILLINOIS: | 250.00 |
| TOTAL: | 375.00 |

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler PL, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US



Certificate # 24-000033

Pin(s)

09-34-102-045-1333
09-34-102-045-1782

Address

2600 WINDSOR MALL UNIT 1K

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$500.00

Date

01/22/2024

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director

City Clerk's Office