

# UNOFFICIAL COPY

**Warranty Deed  
(ILLINOIS)**

Doc#: 2410820005 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/17/2024 9:04 AM Pg: 1 of 4

Dec ID 20240401676992  
ST/Co Stamp 0-745-701-680 ST Tax \$170.00 CO Tax \$85.00

THE GRANTOR(S) Dragana Denkovska, a single woman, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to the Victor Martinez and Liliana Martinez, husband and wife, as Tenancy by the Entirety, of Countryside, IL by the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit "A"

Address: 6660 South Brainard Avenue, 410, Countryside, IL 60525

PIN #: 18-20-201-026-1046

SUBJECT TO general real estate taxes for 2022-23 and covenants, easements and restrictions of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 19th of March, 2024.

*Dragana Denkovska* (Seal)  
Dragana Denkovska



**FIRST AMERICAN TITLE**  
**FILE # AT-1041935**





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## First American

Commitment for Title Insurance  
Illinois - 2021 v. 01.00 (07-01-2021)

### EXHIBIT A

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

#### PARCEL 1:

UNIT NUMBER 410 IN COUNTRY CLUB CONDOMINIUM APARTMENTS BUILDING "B" AS DELINEATED ON AND DESCRIBED IN THE PLAT OF SURVEY OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, 832.07 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 30.95 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE 230.25 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 72.0 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 230.25 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 72.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY THE CENTRAL NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1972 AND KNOWN AS TRUST NUMBER 19057 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22052688; AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED 1.8506 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

#### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS DECLARED BY THE BUILDING "B" DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR COUNTRY CLUB CONDOMINIUM APARTMENT RECREATION ASSOCIATION MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1972 AND KNOWN AS TRUST NUMBER 19057, DATED SEPTEMBER 13, 1972 AND RECORDED SEPTEMBER 15, 1972 AS DOCUMENT NUMBER 22052689 AND CREATED BY DEED FROM CENTRAL NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1972 AND KNOWN AS TRUST NO. 19057 TO ROBERT K. LINVILLE AND MARY A. LINVILLE DATED SEPTEMBER 30, 1972 AND RECORDED NOVEMBER 13, 1972 AS DOCUMENT 22117640 UPON, OVER AND ALSO THE SOUTH 335.32 FEET OF THE EAST 281.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 623.32 FEET OF THE SOUTH 1142.75 FEET OF THE EAST 519.32 FEET OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 87.57 FEET OF THE WEST 100.00 FEET THEREOF) AND ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 20, TOWNSHIP

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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 B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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Illinois - 2021 v. 01.00 (07-01-2021)

38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, 82.07 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 30.95 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE, 230.25 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 72.0 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 230.25 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 72.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as :

6660 South Brainard Avenue, 410  
Countryside, IL 60525

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