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Doc#: 2414428058 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/23/2024 11:36 AM Pg: 1 of 3

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR,

S&S W
Zhendong Jin, *S&S W* of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Ivan Golyk, *AND **, the following Described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *Oksana Golyk, husband's wife*

Dec ID 20240501692347
ST/Co Stamp 0-857-695-536 ST Tax \$195.00 CO Tax \$97.50
City Stamp 1-762-682-160 City Tax \$2,047.50

SEE LEGAL DESCRIPTION ATTACHED

*as Tenants
By the Entirety*

SUBJECT TO THE FOLLOWING:

General real estate taxes not due and payable at the time of Closing; 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.

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 premises as ~~SOLE OWNER~~ forever.

TENANTS BY THE ENTIRETY

Permanent Index Number: 17-16-246-018-1009

Commonly Known As: 431 South Dearborn Street, Unit 209, Chicago, IL 60605

DATED THIS 20th DAY OF May, 2024

Zhendong Jin

Zhendong Jin

PREPARED BY:

JOHN P. CARLIN, 1305 REMINGTON RD., STE C., SCHAUMBURG, IL 60173

~~MAIL TO: SHVARTSMAN LAW OFFICES, ATTN: IVAN GOLYK, 3400 DUNDEE RD, STE 215, NORTHBROOK, IL 60062~~

*Ivan Golyk, 8637 W. Foster Ave, # 2B
Chicago, IL 60656*

GRANTEE AND TAXES TO: IVAN GOLYK, ~~431 SOUTH DEARBORN ST, UNIT 209, CHICAGO, IL 60605~~

*8637 W. Foster Ave, # 2B
Chicago, IL 60656*

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THE LEGAL DESCRIPTION OF THE PROPERTY CONVEYED IN THIS DEED IS AS FOLLOWS:

PARCEL 1: UNIT 209 IN THE MANHATTAN BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF PARTS OF CERTAIN LOTS IN BLOCK 138 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97590956, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2; EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE MANHATTAN DECLARATION OF CONVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97579292

Permanent Index Number: 17-16-246-018-1009

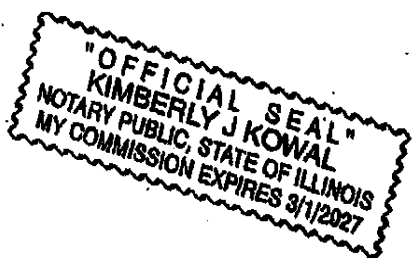
Commonly Known As: 431 SOUTH DEARBORN STREET, UNIT 209, CHICAGO, IL 60605

State of IL
County of COOK
I, Kimberly J. Kowal a Notary Public in and for said County and State, do hereby certify that Zhendong Jin personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this 20th of May 2024

Kimberly J. Kowal
Notary Public

My commission expires: 3/1/27



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REAL ESTATE TRANSFER TAX

20-May-2024



COUNTY:	97.50
ILLINOIS:	195.00
TOTAL:	292.50

17-16-246-018-1009

| 20240501692347 | 0-857-695-536

REAL ESTATE TRANSFER TAX

20-May-2024



CHICAGO:	1,462.50
CTA:	585.00
TOTAL:	2,047.50 *

17-16-246-018-1009 | 20240501692347 | 1-762-682-160

* Total does not include any applicable penalty or interest due.

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