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WARRANTY DEED

Statutory (Illinois)
(Individual)

Doc#: 2417702300 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/25/2024 3:24 PM Pg: 1 of 3

Doc ID 20240601631552

ST/Co Stamp 0-961-708-848 ST Tax \$410.00 CO Tax \$205.00

THE GRANTOR, Richard H. Strauss, of the Village of Lincolnwood, County of Cook, State of Illinois, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Susan Walsh as to an undivided 1% tenant-in-common interest, Anatoly Alexander Tabachnik as to an undivided 49.50% tenant-in-common interest and Debra Anne Tabachnik as to an undivided 49.50% tenant-in-common interest, 2834 West Morse Avenue, Chicago, Illinois, 60045, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

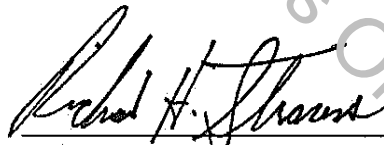
SEE RIDER CONTAINING LEGAL DESCRIPTION & SUBJECT TO
ATTACHED HERETO AS EXHIBIT "A"
AND MADE A PART HEREOF

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

Property Index Number: 10-34-102-026-1076

Property Address: 4545 West Touhy Avenue, Unit 704 E, Lincolnwood, Illinois 60712

DATED as of this 24th day of June, 2024.



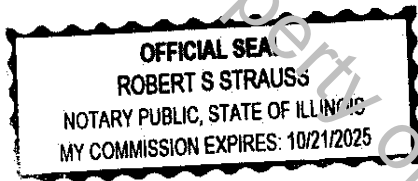
Richard H. Strauss

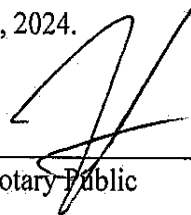
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State of ILLINOIS)
) SS
County of COOK)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY Richard H. Strauss, personally known to me to be the same person whose name is 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 16th day of June, 2024.





Notary Public

This instrument prepared by:
Joey Waldman, Esq.
SWK Attorneys LLC
500 Skokie Blvd., Suite 600
Northbrook, Illinois 60062

After recording, please mail to:
Jacob Herbach
Adler & Herbach
7101 N. Cicero Avenue, Suite 200
Lincolnwood, Illinois 60712

Mail Subsequent Fax Bills to:
Anatoly Alexander and Debra Anne Tabachnik
4545 W. Touhy Avenue, Unit 704 E
Lincolnwood, Illinois 60712

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 704 IN BARCLAY PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BLOCK 1 IN GREENLEAF AVENUE ADDITION TO LINCOLNWOOD, A SUBDIVISION OF ALL OF BLOCK 5 AND THOSE PARTS OF BLOCKS 2, 3 AND 6 IN CLARK'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 135.0 FEET EASTERLY OF (AT RIGHT ANGLES MEASUREMENT) THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY, EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE HORIZONTAL LIMITS OF AN EXISTING CONCRETE DECK, WITH TWO LOWER LEVEL PARKING GARAGES, AS SHOWN ON SHEET 1 OF 10 OF SAID SURVEY, PROJECTED UPWARD, HAVING A LOWER (BOTTOM) VERTICAL ELEVATION OF +616.00 (U.S.G.S) AND HAVING AN UPPER (TOP) VERTICAL ELEVATION OF +709.74 (U.S.G.S.), ALL IN COOK COUNTY, ILLINOIS AND WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BARCLAY PLACE CONDOMINIUM RECORDED DECEMBER 31, 1999 AS DOCUMENT NO. 90631414, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY INDEX NUMBER: 10-34-102-025-1076

COMMONLY KNOWN AS: 4545 WEST TOUHY, UNIT 704 E
LINCOLNWOOD, ILLINOIS 60712

SUBJECT TO: 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.