

UNOFFICIAL COPY

0020354433

25/0108 18 001 Page 1 of 3  
2002-03-28 09:33:46  
Cook County Recorder 25.00



WARRANTY DEED  
ILLINOIS STATUTORY  
(Limited Liability Company  
to Individual)

11202786E  
1485102E  
10/01  
C.T.I.C.

THE GRANTOR, The Villas of Northbrook LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for an in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, CONVEY(S) and WARRANT(S) To Felix Nayman and Tatyana ~~Chernikova~~, as tenants by the entirety.

(GRANTEE'S ADDRESS) 2716 Spenser Ct., Northbrook, IL 60062

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description Attached

**SUBJECT TO:** Subject only to real estate taxes for the current year not then due; Purchaser's mortgage, if any, covenants, conditions, easements, and restrictions of record, including any applicable Condominium or Homeowner's Declarations, zoning and building laws and ordinances, party wall rights, if any, roads, highways and rights of way, reservation for ingress and egress to Seller (Grantor) to complete construction of any other Duplex within the property in which the Duplex lot is located and acts and deeds of Purchaser. Seller shall be responsible to pay for any state and county revenue stamps and Purchaser shall be responsible to pay for any local revenue stamps.

Permanent Real Estate Index Number(s): 04-04-302-035-0000  
Address(es) of Real Estate: 2716 Spenser Ct., Northbrook, IL 60062

In Witness Whereof, said party of the first part has caused its company seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Manager this 18<sup>th</sup> day of MARCH, 2002.

The Villas of Northbrook LLC

By [Signature]  
Adel Sotolongo  
Manager

Attest \_\_\_\_\_  
\_\_\_\_\_

STATE OF ILLINOIS

STATE TAX



MAR. 21. 02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0047550
# 0000025775
FP 102808

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR. 21. 02

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0023775
# 0000025245
FP 102802

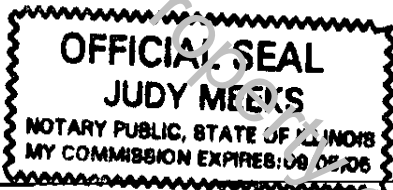
BOX 333-CTI

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Adel Sotolongo, personally known to me to be the Manager of The Villas of Northbrook LLC, and \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of said limited liability company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Adel Sotolongo as Manager signed and delivered the said instrument and caused the company seal of said limited liability company to be affixed thereto, pursuant to authority given by the Manager of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of MARCH 2002



Judy Meeks (Notary Public)

Prepared By: The Villas of Northbrook LLC  
c/o 15 E. Northwest Highway Suite B  
Palatine, IL 60067

\*Mail To: LARRY V. BERG 5215 Old Orchard Road  
Suite 150  
SKOKIE, IL 60077

Name & Address of Taxpayer:  
Felix Nayman  
Tatyana Olshanskaya  
2716 Spenser Ct.  
Northbrook, IL 60062

20354433

Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: LOT 10 IN THE VILLAS OF NORTHBROOK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 2001 AS DOCUMENT NO. 0010355662, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE AS CONTAINED IN DECLARATION RECORDED AS DOCUMENT NO. 0010355665 AND AS SHOWN ON THE PLAT OF VILLAS OF NORTHBROOK, AFORESAID, OVER OUTLOT "B".

Permanent Real Estate Index No. 04-04-302-035-0000

Property of Cook County Clerk's Office

20354433