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WARRANTY DEED
Tenants by the Entirety



Doc#: 0324735217
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/04/2003 01:36 PM Pg: 1 of 3

THE GRANTORS, **Zhanna Bobrov, divorced and not since remarried,**

of the Village of **Buffalo Grove**, County of **Cook**, State of Illinois for and in consideration of TEN and No 100s (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

Ivaylo Ivanov and Vania Ivanova, husband and wife,
2 Villa Verde Drive, #300, Buffalo Grove, Illinois 60089

not in Tenancy in Common, not in Joint Tenancy, but in Tenancy by the Entirety, the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at time of closing; Special Assessments confirmed after this Contract date; Building, building line and use of occupancy restrictions, conditions, and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe and other conduit,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises as husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, forever.

Permanent Index Numbers: **03-07-201-019-1094**

Address of Real Estate: **2 Villa Verde Drive, #300, Buffalo Grove, Illinois 60089**

DATED this 12 day of August, 2003

Zhanna Bobrov (Seal)
Zhanna Bobrov

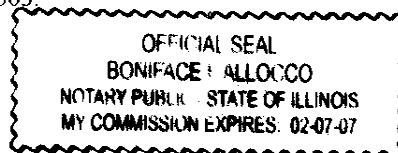
_____ (Seal)

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **Zhanna Bobrov, divorced and not since remarried**, 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 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 12 day of August, 2003.

[Signature]
NOTARY PUBLIC



This instrument was prepared by Boniface F. Allocco, ALLOCCO & MILLER, P.C., 3409 N. Paulina, Chicago, IL 60657

SEND TAX BILL TO: Ivaylo Ivanov and Vania Ivanova, 2 Villa Verde Drive, #300, Buffalo Grove, Illinois 60089

MAIL TO: (032531)
Joel Hymen, Hymen & Blair, 750 W. Lake Cook Road, #495, Buffalo Grove, IL 60089



BOX 333-CT7

Handwritten notes: 143, 575652005, 19 Not with CT77

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Prope
Cook County Clerk's Office

VILLAGE OF BUFFALO GROVE
 REAL ESTATE TRANSFER TAX
 21454 s 420-

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 AUG 28 03
 # 00055322
 0014000
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 STATE OF COOK COUNTY
 CHICAGO, ILLINOIS
 AUG 28 03
 # 00055457
 0007000
 FP 102802
 REVENUE STAMP

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5052005 SCA

STREET ADDRESS: 2 VILLA VERDE DRIVE

UNIT 300

CITY: BUFFALO GROVE

COUNTY: COOK

TAX NUMBER: 03-07-201-019-1094

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 2-300 IN VILLA VERDE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF VILLA VERDE, A SUBDIVISION OF THE SOUTH 670 FEET OF THE NORTHEAST 1/4 OF THE NORHTEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1972, AS DOCUMENT 21765265, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF VILLA VERDE CONDOMINIUM ASSOCIATION AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 26700515; TOGETHER WITH ITS UNDIVDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION OF VILLA VERDE CONDOMINIUM ASSOCIATION, TOGETHER WITH THE TENEMENTS AND APPURTENANCES THERE UNTO BELONGING.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE UMBRELLA DECLARATION FOR VILLA VERDE DATED JULY 22, 1983 AND RECORDED AS DOCUMENT 26700513 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NO. 57523 TO MICHAEL A. GREGROW AND LUCIA GREGROW RECORDED FEBRUARY 3, 1984 AS DOCUMENT 26956352 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.