

UNOFFICIAL COPY



Doc#: 0325826286
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/15/2003 03:07 PM Pg: 1 of 3

PTC 22196 1g2

3

WARRANTY DEED

MAIL TO:

Mr. Ronald Lake
Picklin & Lake
1941 Rohlwing Road
Rolling Meadows, Illinois 60008

SEND SUBSEQUENT TAX BILLS TO:

Mr. Boris Klyuchevich
Ms. Tatyana Klyuchevich
1455 Shermer Road, Unit 306C
Northbrook, Illinois 60062

THE GRANTOR(S),

MINA MOVAHED, A SINGLE WOMAN

of the City of Northbrook, County of Cook, State of Illinois for the consideration of Ten and 00/XX-----
(\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S)
to wit

BORIS KLYUCHEVICH AND TATYANA KLYUCHEVICH, HUSBAND AND WIFE

Not as tenants in common ^{but} as joint tenants ~~as tenants by the entirety~~, all of Grantor's interest in
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

see attached legal

Commonly known as: **1455 Shermer Road, Unit 306C, Northbrook, Illinois 60062**

P.I.N.: **04-10-304-009-1038**

Subject to conditions, covenants, easements and restrictions of records and real estate taxes for 2002 and
subsequent years.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of
any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution
or otherwise. This is homestead property.

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DATED this 08/26/03 day of August, 2003.

X Mina Movahed
MINA MOVAHED

State of Illinois)
) SS
County of Cook)

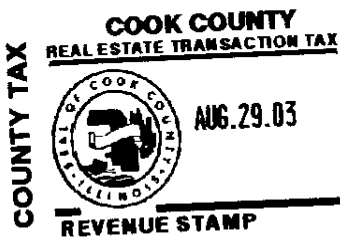
JUDITH SHINKER
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MINA MOVAHED** is/are personally known to me to be the same person(s) whose name(s) is /are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 26 day of August, 2003.

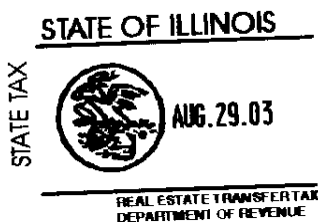
Commission expires 01-02-06. Judith Shinker Notary Public



This instrument was prepared by MORTON J. RUBIN, 3100 Dundee Road, #502, Northbrook, Illinois 60062, #22954



REAL ESTATE TRANSFER TAX
0006000
FP326670



REAL ESTATE TRANSFER TAX
0012000
FP326669

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MORTON JAY RUBIN P.C. As An Agent For
Fidelity National Title Insurance Company
1941 Rohlwing Road Rolling Meadows, IL 60008

**ALTA Commitment
Schedule A1**

File No.: RTC22196

Property Address: 1455 SHERMER ROAD,
NORTHBROOK IL 60062

Legal Description:

UNIT NO. 306C IN THE CITADEL CONDOMINIUM OF NORTHBROOK ASSOCIATION AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 18 TO 23 BOTH INCLUSIVE, IN BLOCK 1 AND PARTS OF VACATED STREETS AND ALLEYS IN FIRST ADDITION TO NORTHBROOK MANOR, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 30 FEET TAKEN FOR STREET) AND THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD) IN SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO, THE SOUTH 8 RODS (MEASURED ON THE WEST LINE) OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY LAWS FOR THE CITADEL CONDOMINIUM OF NORTHBROOK ASSN. (DEC.) MADE BY DEVON BA K AS TRUSTEE UNDER TRUST AGREEMENT DATED 7/28/77 AND KNOWN AS TRUST NO. 3067 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, IL. ON 9/30/1977 AS DOC. NO. 24130130, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATIONS AND SURVEY) IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 04-10-304-009-1038

ALTA Commitment
Schedule B - Section II

NO. 3859 P. 4/8

P. 004

Rx Date/Time AUG-11-2003 2:53PM
AUG-11-2003 (MON) 14:50