


UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY



04014421290
 Doc#: 0401442129
 Eugene "Gene" Moore Fee: \$28.00
 Cook County Recorder of Deeds
 Date: 01/14/2004 09:17 AM Pg: 1 of 3

23187414 JAS
 ST5055410
 (13)

THE GRANTORS, IGOR REZNIKOV and YELIZAVETA SPIVAK, husband and wife, as joint tenants, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto

GRANTEES, OLEG A. SHLEPAKOV,
and IRINA A. SPIVAK,

**Strike Inapplicable

as Tenants in Common

not as Tenants in Common, but as Joint Tenants

Not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety

(GRANTEE'S ADDRESS) of 570 Fairway View Drive, Unit 2E, Wheeling, Illinois 60090, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description attached hereto as Exhibit "A"

Permanent Index Number: 03-04-300-021-1040


Address of Real Estate: 70 Old Oak Drive, Unit 121
Buffalo Grove, Illinois 60089

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

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; and the Declaration of Condominium Ownership.

STATE OF ILLINOIS

STATE TAX



JAN. - 9.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000063257

REAL ESTATE TRANSFER TAX
00-177-50
FP 102808

BOX 333-CT

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Dated this 12th day of December, 2003

Seller:

Seller:

Igor Reznikov

Yelizaveta Spivak

IGOR REZNIKOV

YELIZAVETA SPIVAK

STATE OF ILLINOIS)

SS.

COUNTY OF COOK)

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

JAN.-9.04

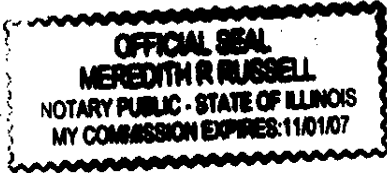
REVENUE STAMP

LL 0000063411

REAL ESTATE TRANSFER TAX
0008875
FP 102802

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT IGOR REZNIKOV and YELIZAVETA SPIVAK, husband and wife, as joint tenants, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 5th day of December, 2003



Meredith R. Russell
Notary Public

Prepared By: R. Anthony DeFrenza, Esq.
DEFRENZA & ASSOCIATES, P.C.
1701 East Lake Avenue, Suite 475
Glenview, Illinois 60025

Mail To: George Chepov, Esq.
IVY, CHEPOV & SCOTT, LTD.
5648 W. Lawrence Avenue
Chicago, Illinois 60618

Oleg Shlepakov
70 Old Oak Dr, Unit 121
Buffalo Grove, IL 60089

Taxpayer: Oleg Shlepakov and Irina Spivak
70 Old Oak Drive, Unit 121
Buffalo Grove, Illinois 60089

VILLAGE OF BUFFALO GROVE
REAL ESTATE TRANSFER TAX

22087 \$ 531.00

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EXHIBIT 'A' Legal Description

UNIT NUMBER 121, IN OAK CREEK CONDOMINIUM HOMES AS DELINEATED ON A SURVEY OF PART OF LOT "C" IN BUFFALO GROVE UNIT NUMBER 7, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL) IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 38157, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23500200; AS AMENDED FROM TIME TO TIME TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office