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Doc#: 0409349020
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/02/2004 09:26 AM Pg: 1 of 3

Chicago Title Insurance Company
**WARRANTY DEED
ILLINOIS STATUTORY**

Property of Cook County Clerk's Office

THE GRANTOR(S), **SERGIY SERDYUK, AN UNMARRIED PERSON**

of the City of NORTHBROOK, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to **PAWEL STEFANIUK**
6960 W. MONTROSE AVENUE, HARWOOD HEIGHTS, Illinois 60706

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:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises.

Permanent Real Estate Index Number(s): 04-32-401-140-0000
Address(es) of Real Estate: 10403 DEARLOVE, UNIT 4, GLENVIEW, Illinois 60025

Dated this 27 day of February, 2004.

SERGIY SERDYUK

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SERGIY SERDYUK, AN UNMARRIED PERSON, personally known to me to be the same person(s) whose name(s) 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

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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 27 day of February, 2004.





Misty Opat (Notary Public)

Prepared By: STEVEN M. SHAYKIN
2227 A HAMMOND DRIVE
SCHAUMBURG, Illinois 60173

Mail To:
CHRISTOPHER KOZIOL
Attorney
5710 NORTH NORTHWEST HIGHWAY
CHICAGO, Illinois 60646

Name & Address of Taxpayer:
PAWEL STEFANIUK and MAGDALENA MENDOCHA
10403 DEARLOVE, UNIT 4
GLENVIEW, Illinois 60025

COUNTY TAX		MAR. 31. 04	# 0000013781	COOK COUNTY REAL ESTATE TRANSACTION TAX
				REAL ESTATE TRANSFER TAX
				00083.00
				FP351014

STATE TAX		MAR. 31. 04	# 0000013476	STATE OF ILLINOIS
				REAL ESTATE TRANSFER TAX
				00166.00
				FP351023

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UNOFFICIAL COPY**EXHIBIT "A"
Legal Description**

UNIT NUMBER 4 IN THE 10403 DEARLOVE ROAD CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

THAT PART OF THE SOUTH 246.50 FEET OF THE WEST 880.0 FEET, AS MEASURED ON THE EAST AND SOUTH LINES THEREOF, OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF DEARLOVE ROAD, SAID SOUTHEASTERLY LINE OF SAID ROAD BEING A LINE 50.0 FEET SOUTHEASTERLY OF THE CENTER LINE THEREOF, BOUNDED BY LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 299.07 FEET EAST, AS MEASURED ALONG THE SOUTH LINE THEREOF AND 65.0 FEET NORTH, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE AFOREDESCRIBED TRACT THENCE NORTH THENCE SOUTH 00 DEGREES WEST 52 FEET; THENCE NORTH 90 DEGREES WEST 61.67 FEET TO THE POINT OF BEGINNING COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN IN THE DECLARATION OF EASEMENTS DATED MARCH 31, 1978 AND FILED APRIL 11, 1978 AS DOCUMENT NUMBER LR3009772 AND RECORDED APRIL 11, 1978 AS DOCUMENT NUMBER 24397205 AND AS CREATED BY DEED RECORDED MARCH 7, 1979 AS DOCUMENT NUMBER 24866740 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 5, 2003 AS DOCUMENT NUMBER 0030306389, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS