

UNOFFICIAL COPY

WARRANTY DEED

Tenancy By The Entirety
Illinois Statutory



Doc#: 0432414118
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/19/2004 08:54 AM Pg: 1 of 3

MAIL TO:

Marshall Hong, Esq.
3806 W. Lawrence Ave.
Chicago, IL 60625

*RTC
36412
2-14*

NAME & ADDRESS OF TAXPAYER:

Steve Kang
680 Mill Circle, Unit 107
Wheeling, IL 60090

THE GRANTOR(S) IGOR SHATKOVSKIY, married to Alla Kapelson

of the Village of Wheeling, County of Cook, State of Illinois for and in consideration of
TEN and No/100's ----(\$10.00)---DOLLARS and other good and valuable considerations in hand paid.

CONVEYs AND WARRANTs to: STEVE KANG and SUSAN KANG

STEVEN K. MARRIED TO

*3
D*

4300 W. Lake St.#102A	Glenview	IL	60025
Grantee's Address	City	State	Zip

not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY*, all interest in the following described Real Estate situated in the County of: Cook, in the State of Illinois to wit:

(See Attached)

Subject to: general real estate taxes not due and payable at time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances which conform to present usage of the premises; public and private utility easements which serve the premises. Seller(s) also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

IS NOT
This is Homestead property as to the spouse of the Grantor herein.

Permanent Index Number(s) 03-12-300-198-1117
Property Address: 680 Mill Circle, Unit 107 Wheeling, IL 60090

DATED this 27th day of October 2004

Igor Shatkovskiy (SEAL) _____ (SEAL)
IGOR SHATKOVSKIY

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STATE OF ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERBY CETIFY THAT: Igor shatkovskiy 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 delivered the said instrument as his 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 notarial seal, this 9th day of October, 2004.



Scott B. Friedman
Notary Public

My commission expires on _____, 20____


NAME AND ADDRESS OF PREPARER:

SCOTT B. FRIEDMAN, ESQ.
120 W. Eastman # 300
Arlington Heights, IL 60004

** This conveyance must contain the name and address of the Grantee for tax billing purposes

STATE TAX

STATE OF ILLINOIS



NOV.-8.04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006308

REAL ESTATE TRANSFER TAX
00243.00
FP 103020

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV.-8.04

REVENUE STAMP

0000006192

REAL ESTATE TRANSFER TAX
00121.50
FP 103019

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Property Address: 680 MILL CIRCLE, UNIT 107,
WHEELING IL. 60090

Legal Description:

UNIT 1417 IN RIVER MILL CROSSING CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS IN RIVER MILL CROSSING, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM AS RECORDED JUNE 15, 2000 AS DOCUMENT 00446676, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. THE GRANTOR HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

Permanent Index No.: 03-12-300-198-1117

ALTA Commitment
Schedule A - Section II

NO. 4386 P. 3

REPUBLIC TITLE

OCT. 7. 2004 10:16AM