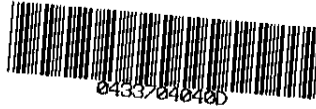


UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0433704040
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/02/2004 10:48 AM Pg: 1 of 3

130048519

THE GRANTOR, **HUMPHREY PROPERTIES, INC**, a dissolved Illinois Corporation, of the Village of Mt. Prospect, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO **ELDAR AZIZOV**, a ^{married} ~~single~~ person, 777 White Birch, Lake Zurich, IL 60047.

(The Above Space For Recorder's Use Only)

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE LEGAL DESCRIPTION ATTACHED)

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 forever.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Numbers: 02-01-302-077-1136

Address of Real Estate: 15A Dundee Quarter, Unit 106, Palatine, IL 60074

DATED this 12th day of NOVEMBER, 2004.

Patricia Peshak (SEAL)
PATRICIA PESHAK f.k.a. Patricia Humphrey

George Humphrey (SEAL)
GEORGE HUMPHREY

Patrick Humphrey (SEAL)
PATRICK HUMPHREY

THE ABOVE SIGNATORIES BEING ALL OF THE SHAREHOLDERS OF HUMPHREY PROPERTIES, INC.

I, State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICIA PESHAK f.k.a. Patricia Humphrey, GEORGE HUMPHREY AND PATRICK HUMPHREY, 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.

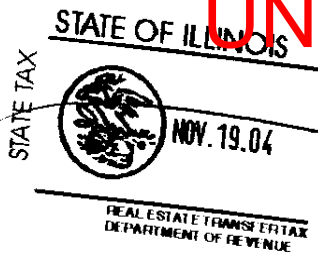
GIVEN under my hand and official seal, this 12th day of NOVEMBER, 2004.



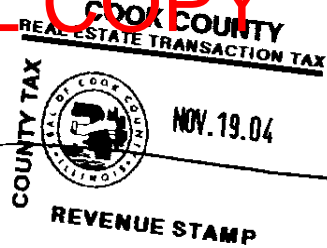
Andrew R. Fogle
Notary Public

3/9

UNOFFICIAL COPY



REAL ESTATE TRANSFER TAX
0007250
FP326650



REAL ESTATE TRANSFER TAX
0003625
FP326665

PARCEL 1: UNIT 15-106 IN WINDHAVEN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PORTION OF THAT PORTION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR WINDHAVEN ADD ON CONDOMINIUM AND OF EASEMENTS RELATING TO UNCONVERTED AREA, RECORDED IN COOK COUNTY AS DOCUMENT 25609759 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENT IN PERPETUITY FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT DATED JUNE 1, 1971 AND RECORDED SEPTEMBER 30, 1971 AS DOCUMENT 21648039 FROM AGNES C. SPLITT AND ROY J. SPLITT, HER HUSBAND TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEES UNDER TRUST NO. 22-76504-00-3, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, OPERATION, USE AND MAINTENANCE OF A LIFT STATION INCLUDING THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND LINES REQUIRED IN CONNECTION THEREWITH, OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH 2096.75 FEET TO THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 1, 1104.90 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE WEST 145 FEET; THENCE NORTH 295 FEET; THENCE EAST 145 FEET; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST 1/4, 295 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.

This instrument was prepared by Andrew R. Fogle, 1580 S. Milwaukee Ave., Suite 530, Libertyville, Illinois 60048.

MAIL TO:
~~James Allen, Estg~~ *Vicente GONZALEZ*
~~1642 Colonial Parkway~~ *15 N NORTHWEST HWY*
~~Palatine, IL 60067~~ *PARK RIDGE, IL 60068*

SEND SUBSEQUENT TAX BILLS TO:
ELDAR AZIROV
777 WHITE BIRCH
LAKE ZURICH, IL 60047

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AFFIDAVIT OF NO CREDITORS

We, the undersigned, being all of the Shareholders and Officers of that certain dissolved Illinois Corporation known as HUMPHREY PROPERTIES, INC., do hereby on oath state as follows:

1. That the above corporation was involuntarily dissolved on August 1, 1996.
2. That, at the time of dissolution, there were no known outstanding creditors of the corporation.
3. That since the date of dissolution of the corporation, neither the corporation, through its registered agent, nor any of the undersigned shareholders, either in their corporate capacities or individually, have received any claim or notice of claim from any person or entity purporting to be a creditor of the dissolved corporation.
4. That, based on the facts above, the undersigned do on oath state that all claims of any and all creditors of the corporation were satisfied in full prior to the dissolution of the corporation, and that there are now no outstanding claims or potential claims against the dissolved corporation, nor any purported or actual creditors of the dissolved corporation existing as of the date of this affidavit.

Further, affiants sayeth not.

George Humphrey
 GEORGE HUMPHREY, President
 and Shareholder

Patrick Humphrey
 PATRICK HUMPHREY, Vice-President
 and Shareholder

Patricia A. Peshak
 PATRICIA A. PESHAK, f.k.a. PATRICIA
 A. HUMPHREY, Secretary-Treasurer and Shareholder

BEING ALL OF THE OFFICERS AND SHAREHOLDERS OF
 HUMPHREY PROPERTIES, INC., a Dissolved Illinois Corporation

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PATRICIA A. PESHAK f.k.a. Patricia A. Humphrey, GEORGE HUMPHREY AND PATRICK HUMPHREY**, 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.

GIVEN under my hand and official seal, this 12th day of November, 2004.



Andrew R. Fogle
 Notary Public