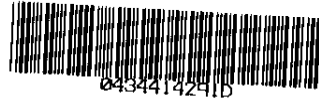


# UNOFFICIAL COPY



Doc#: 0434414291  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/09/2004 01:47 PM Pg: 1 of 3

RT 37182  
(2 of 3)

## WARRANTY DEED

THE GRANTOR, Nina Marder, a single person, of the Village of Northbrook, State of Illinois, County of Cook, for and in consideration of TEN DOLLARS (\$10.00) and other good consideration, in hand paid, CONVEYS and WARRANTS to Maryna Leshchanka\* of 9028 Buckingham Pl. Dr., Des Plaines, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\*A SINGLE WOMAN

SEE LEGAL DESCRIPTION ATTACHED HERETO

Subject only to the following, general real estate taxes for 2004 and subsequent years; covenants, conditions, restrictions of record; building lines and easements;

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

P.I.N. # 04-04-302-063

Address: 774 Greenwood Rd, Northbrook, Il. 60062

DATED this 19th day of November, 2004

N Marder  
Nina Marder

# UNOFFICIAL COPY

THIS INSTRUMENT Prepared by: Leon C. Rane  
 540 Frontage Rd #3185  
 Northfield, Il. 60093

SEND SUBSEQUENT Tax Bills: Maryna Leshchanka  
 774 Greenwood Dr.  
 Northbrook, Il. 60062

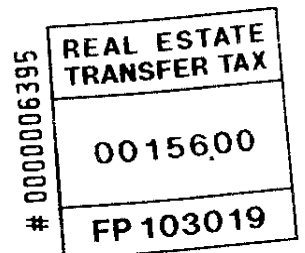
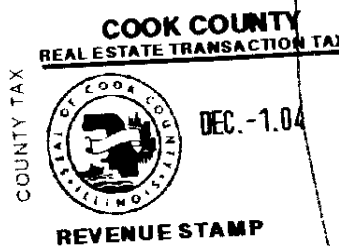
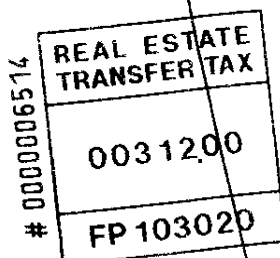
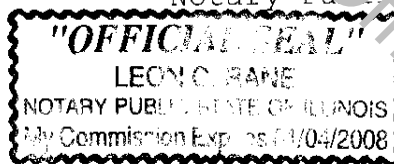
MAIL TO: George A. Chepov  
 Attorney at Law  
 5732 W. Belmont  
 Chicago, Il. 60634

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Nina Marder, a single person, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of November, 2004.

*Leon C. Rane*  
 \_\_\_\_\_  
 Notary Public



**UNOFFICIAL COPY**

**LEON C RANE As An Agent For  
Fidelity National Title Insurance Company  
1941 Rohlwing Road Rolling Meadows, IL 60008**

**ALTA Commitment  
Schedule A1**

**File No.:** RTC37182

**Property Address:** 774 GREENWOOD DRIVE,  
NORTHBROOK IL 60062

**Legal Description:**

PARCEL 1: THAT PART OF LOTS 23, 24 AND 25 (TAKEN AS A TRACT) IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 128.70 FEET NORTH OF THE SOUTH LINE AND 41.19 FEET WEST OF THE EAST LINE OF SAID TRACT (BOTH RIGHT ANGLE MEASURE); THENCE SOUTH 0 DEGREES 06 MINUTES 33 SECONDS EAST, A DISTANCE OF 58.72 FEET TO A POINT, SAID POINT BEING 70.58 FEET NORTH OF THE SOUTH LINE AND 40.93 FEET WEST OF THE EAST LINE OF SAID TRACT (BOTH RIGHT ANGLE MEASURE); THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 149.93 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 89.04 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 0.08 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 0.67 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 4.12 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 0.08 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 53.86 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 75.45 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 0 DEGREES 03 MINUTES EAST, A DISTANCE OF 37.70 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 6.84 FEET; THENCE SOUTH 0 DEGREES, 03 MINUTES EAST, A DISTANCE OF 20.42 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 18.13 FEET; THENCE NORTH 0 DEGREES 03 MINUTES WEST, A DISTANCE OF 58.12 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, A DISTANCE OF 24.97 FEET TO THE POINT OF BEGINNING

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE "COMMON AREA" DESIGNATED IN EXHIBIT "A" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS DATED OCTOBER 20, 1982 AND RECORDED FEBRUARY 25, 1983 AS DOCUEMNT 26518091.

**Permanent Index No.:** 04-04-302-063