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WARRANTY DEED
Statutory (ILLINOIS) (General)

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Doc#: 0500440087
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 01/04/2005 01:57 PM Pg: 1 of 2

THE GRANTOR (NAME AND ADDRESS)
JOHN MODICA and DOROTHY
MODICA, husband and wife

(The Above Space For Recorder's Use Only)

of the Village of Northbrook County
of Cook, State of Illinois
for and in consideration of ten and 00/100----DOLLARS, and other valuable consideration
in hand paid, CONVEY and WARRANT to

YELENA MARGULIS, a married woman

(NAME AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead
Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2004 and subsequent years and

FIRST AMERICAN TITLE

0715-723
10/3

Permanent Index Number (PIN): 04-04-203-017-0000

Address(es) of Real Estate: 2058 Beechnut, Northbrook, IL 60062

DATED this 10th day of December ~~19~~ 2004

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

John Modica
JOHN MODICA

(SEAL)

Dorothy Modica
DOROTHY MODICA

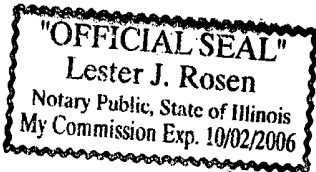
(SEAL)

(SEAL)

(SEAL)

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
JOHN MODICA and DOROTHY MODICA, husband and wife



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.

IMPRESS SEAL HERE

Given under my hand and official seal, this ~~10th~~ 10th day of December ~~19~~ 2004

Commission expires _____ 19 _____

Lester J. Rosen
NOTARY PUBLIC

This instrument was prepared by Lester Jay Rosen, 666 Dundee Road, Northbrook, IL
(NAME AND ADDRESS) 60062

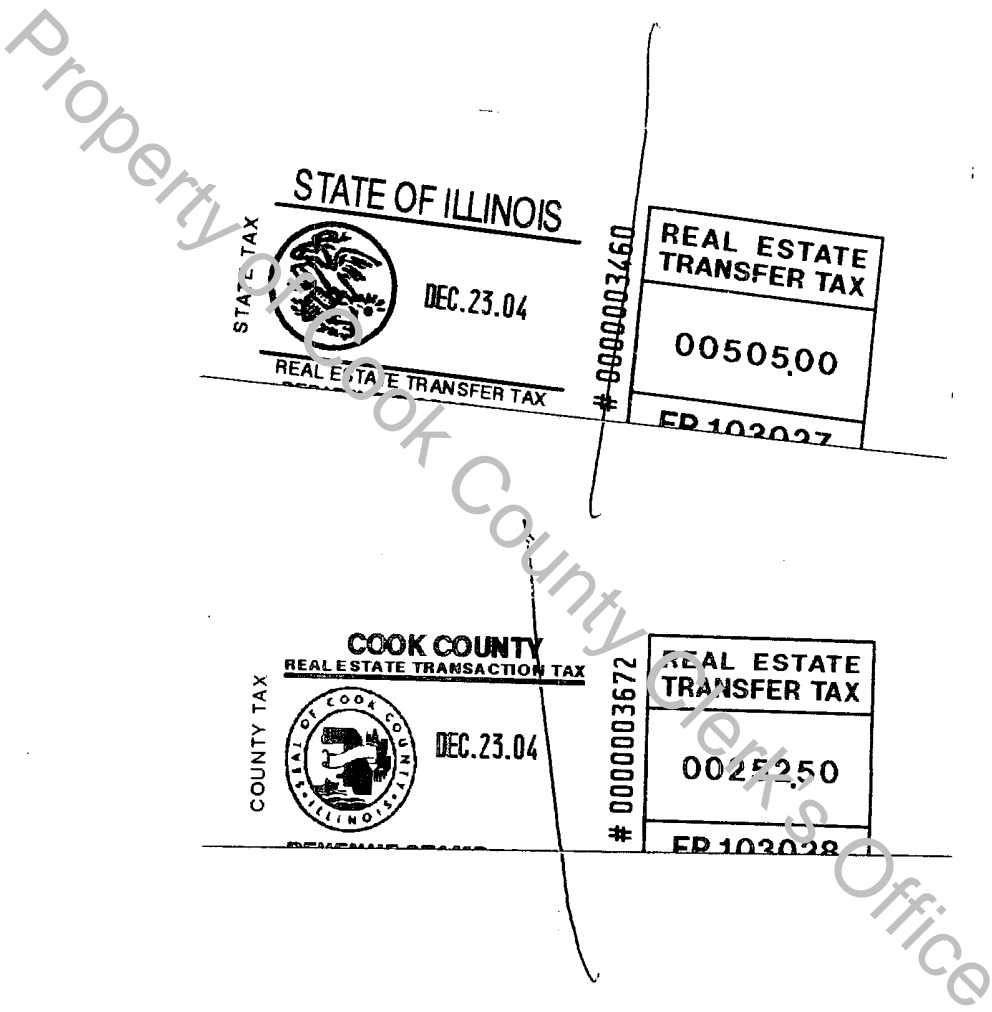
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Legal Description

of premises commonly known as 2058 Beechnut
Northbrook, IL 60062

LOT 15 IN BLOCK 2 IN GLEN-BROOK COUNTRYSIDE, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3 AND PART OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



STATE TAX

STATE OF ILLINOIS

DEC. 23. 04

REAL ESTATE TRANSFER TAX

0000003660

REAL ESTATE TRANSFER TAX

0050500

EP 102027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

DEC. 23. 04

0000003672

REAL ESTATE TRANSFER TAX

0025250

EP 102028

Grant's Address &
SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {

John Varde
(Name)

30 W. Monroe #710
(Address)

Chicago, IL 60603
(City, State and Zip)

Ielena Margulis
(Name)

308 Vintage
(Address)

Ruffalo Grove, IL 60089
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____