

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)

RT 39709 134

THE GRANTORS, ATANAS IONCHEV and DIANA IONTCHEVA, husband and wife, of the Village of Buffalo Grove, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO ANGEL ZHEKOV and TEMENUGA Zhekova husband and wife, as tenants by the entirety, of 9635 Brandy Court, Des Plaines, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 0506204067
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/03/2005 10:01 AM Pg: 1 of 3

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2004 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 03-21-100-034-1033

Address of Real Estate: 1533 N. Windsor Drive, Unit 115, Arlington Heights, Illinois 60004

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 as tenants by the entirety forever.

DATED this 24th day of February, 2005

X Atanas Ionchev (SEAL)
ATANAS IONCHEV

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

X DIANA IONTCHEVA (SEAL)
DIANA IONTCHEVA
"OFFICIAL SEAL"
IRINA G. LEVIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/9/2005

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ATANAS IONCHEV and DIANA IONTCHEVA, 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.

Given under my hand and official seal this 24th day of February, 2005

Irina G. Levin
Notary Public

This instrument was prepared by JOEL S. HYMEN, 750 W. Lake Cook Road, Suite 140, Buffalo Grove, IL 60089.


MAIL TO:


JEFFREY PICKLIN
1941 ROLLING MEADOWS ROAD
ROLLING MEADOWS, IL
60008

SEND SUBSEQUENT TAX BILL TO:

ANGEL ZHEKOV
1533 N. WINDSOR DRIVE
#115
ARLINGTON HEIGHTS, IL
60004

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STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000000044	REAL ESTATE TRANSFER TAX
	MAR. -2.05		00168.00
			FP 103020

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000007135	REAL ESTATE TRANSFER TAX
	MAR. -2.05		00084.00
			FP 103019

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HYMEN AND BLAIR, P.C. As An Agent For
Fidelity National Title Insurance Company
1941 Rohlwing Road Rolling Meadows, IL 60008

ALTA Commitment Schedule A1

File No.: RTC39709

Property Address: 1533 N. WINDSOR DRIVE, UNIT 115,
ARLINGTON HEIGHTS IL 60004

Legal Description:

PARCEL 1: UNIT 1533/115 IN ARLINGTON GLEN CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN LOT 1 IN RAND-GROVE APARTMENTS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 1, 1998 AS DOCUMENT 98453125 AND AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION RECORDED AS DOCUMENT 09148929 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

PARCEL 2: NON-EXCLUSIVE FOR INGRESS AND EGRESS OVER, UPON AND ALONG DRIVEWAYS, ROADS, STREETS AND SIDEWALKS AS SET FORTH IN DECLARATION AND GRANT OF EASEMENT RECORDED JUNE 1, 1998 AS DOCUMENT 98453124 AND AS AMENDED BY DOCUMENT 09148929 OVER THAT PART OF THE LAND DESCRIBED AS FOLLOWS: AFFECTS PART OF LOT 1 IN RAND-GROVE APARTMENTS SUBDIVISION, AFORESAID AS MORE PARTICULAR DESCRIBED THEREIN.

Permanent Index No.: 03-21-100-034-1033