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First American Title Insurance
Company

WARRANTY DEED
ILLINOIS STATUTORY
Individual



Doc#: 0508120170
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/22/2005 02:52 PM Pg: 1 of 3

THE GRANTOR(S) Jill L. Nisson, Heirs at law and/or Legatees of Susan W. Nisson, deceased, of the City of Chicago, County of Cook, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Boris ^{BOMSHTEYN} ~~Bornshstein~~, of 330 Melvin Drive, Northbrook, IL 60062 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record, building lines and easements, General taxes not due and payable at the time of Closing

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 04-02-301-029-1018
Address(es) of Real Estate: 720 Ballantrae Drive, Unit C, Northbrook, IL 60062

Dated this 18th day of February, 20 05

Jill L. Nisson, Heirs at law and/or Legatees
of Susan W. Nisson, deceased

First American Title Order # 314
1038366

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STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jill L. Nisson, Heirs at law and/or Legatees of Susan W. Nisson, deceased, personally known to me to be the same person(s) whose name(s) 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 18th day of February, 2005.



Gina M. Boeing (Notary Public)

Prepared by:

Eva B. Combs
2300 N. Barrington Rd. (400)
Hoffman Estates, IL 60195

Mail To:


Alexey Y. Kaplan
4043 Dempster Street
Skokie, IL 60076

Name and Address of Taxpayer:

Boris Bornshteyn
720 Ballantrae Drive
Northbrook, IL 60062

COUNTY TAX

REVENUE STAMP




COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 17.05

0000007192

REAL ESTATE TRANSFER TAX
00187.50
FP 103028

STATE TAX



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

MAR. 17.01

0000006085

REAL ESTATE TRANSFER TAX
00375.00
FP 103027

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ALTA Commitment Schedule C

File No.: 1038366

Legal Description:

PARCEL 1:

UNIT NO. 600-C IN THE BALLANTRAE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 165 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25439632 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25439632.

Property of Cook County Clerk's Office