

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

ST 5072479 SNC

1/3



Doc#: 0511733009
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/27/2005 07:33 AM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTORS, VLADIMIR FILIPPOV and OLGA FILIPPOV, husband and wife, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto GRANTEEES, ~~KIRIL~~ KIRIL SAKURA and MARYNA BUKANOVA, husband and wife,

**Strike Inapplicable

KIRILS

- (a) ~~as Tenants in Common~~
- (b) ~~not as Tenants in Common, but as Joint Tenants~~
- (c) Not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety

3

(GRANTEE'S ADDRESS) of 405 Bernard, Buffalo Grove, Illinois 60089, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

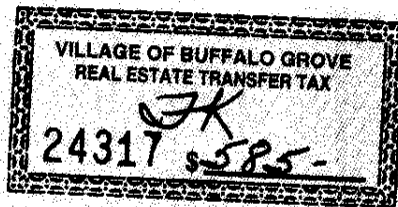
Legal Description attached hereto as Exhibit "A"

Permanent Index Number(s): 03-04-300-021-1119

Address of Real Estate: 210 Old Oak Drive, Unit 162, Buffalo Grove, Illinois 60089

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

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; The Declaration of Condominium Ownership.



BOX 333-CT

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Dated this 20th day of April, 2005

Seller:

Seller:

B. Filipov
VLADIMIR FILIPPOV

[Signature]
OLGA FILIPPOV

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT VLADIMIR FILIPPOV and OLGA FILIPPOV, 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 20th day of April, 2005

Notary Public
"OFFICIAL SEAL"
JOSEPH W. KUHNEN
Notary Public, State of Illinois
My Commission Expires 05/07/2007

Prepared By: R. Anthony DeFrenza, Esq.
DEFRENZA & ASSOCIATES, P.C.
1701 East Lake Avenue, Suite 475
Glenview, Illinois 60025

Mail To: ~~R. Anthony DeFrenza, Esq.~~
~~DEFRENZA & ASSOCIATES, P.C.~~
~~1701 East Lake Avenue, Suite 475~~
~~Glenview, Illinois 60025~~

MARYNA BUKANOVA
210 Old Oak Dr. Unit 162
Buffalo Grove, IL
60089

Taxpayer: Maryna Bukanova and Kiril Sakura
210 Old Oak Drive, Unit 162
Buffalo Grove, Illinois 60089

STATE TAX

STATE OF ILLINOIS

APR. 25. 05

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000002692

REAL ESTATE TRANSFER TAX
00195.00
FP 103032

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

APR. 25. 05

REVENUE STAMP

0000002762

REAL ESTATE TRANSFER TAX
00097.50
FP 103034

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EXHIBIT 'A' Legal Description

UNIT 162, AS DELINEATED ON A SURVEY OF A PART OF LOT 'C' IN BUFFALO GROVE UNIT NO. 7 BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23500200; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATIONS, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, AND THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, ALL IN COOK COUNTY, ILLINOIS.