GEORGE E. COLE LEGAL FORMS

UNO FOR MAL

426475

WARRANTY DEED

1 at 2

Statutory (Illinois)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, Ivo Ljevar and AnnaLjevar, as Joint Tenants
271 Dover Lane
Des Plaines, IL 60018

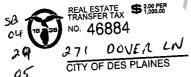
(*)f/k/a Anna Tadianovic, husband and wife

Yevgeniy Chikeyev

TYPE NAME(S)

BELOW

SIGNATURE(S)



COPY



Doc#: 0514004075 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 05/20/2005 10:22 AM Pg: 1 of 4

Above Space for Recorder's Use Only

(SEAL)

(SEAL)

I, the undersigned, a Notary Public in and for

said County, in the State afor	esaid, DO HEREBY CERTIFY thatIvo Lievar and
	own to me to be the same persons whose names are
subscribed to the foregoing in	strument, appeared before me this day in person, and
acknowledged that <u>they</u> sign	ned, sealed and delivered the said instrument as their
free and voluntary act, for the u	ises and purposes therein set forth, including the release
and waiver of the right of hom	nestead.
Given under my hand and official seal, this "OFFICIALD"	SEAL" Flay 2005
Commission expires STEVEN J. SA	NDUSKY NES 07/18/05 LES 07/18/05
CILINOIS CONTRACTOR OF THE PARTY OF THE PART	NOTARY PUBLIC
This instrument was prepared by Steven J. Sandusky, 20 N.	Clark St., Suite 1725, Chicago, Il 60602
(Name and A	Address)
Ye vaeniy Chikerny	SEND SUBSEQUENT TAX BILLS TO:
MAIL TO: 27 Dover Lanc Unit 0 Des Plaines FL 60018 (City, State and Zip)	Vergeniy Chikeyer (Name) 271 Dover Lanc Unit 0 Des Plaines IL 60018 (City, State and Zip)
MAIL TO: 27 Yover Lane W: + 0	271 Dover Lanc Unit 0
Des Plaines FL 60018	Des Plaine (Address)
(City, State and Zip)	(City State and 7in)
	(City, State and Zip)
	/h
OR RECORDER'S OFFICE BOX NO.	STATE TAX
	MAY 12,05
	12,95
000	# 0000079882
REAL ESTATE TRANSACTION TAX TRANSFER TO TR	
MAY. 12.05	P32
g 0011500	REAL ESTATE TRANSFER TAX 0023000 FP326669
REVENUE STAMP # FP326670	9 0 ATE
Commence of the commence of th	-

State of Illinois, County of _

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UNOFFICIAL COPY STEWART TITLE

ALTA COMMITMENT

Schedulé A - Isegal Description

File Number: TM175294

Assoc. File No: 9457-426475

GUARANTY COMPANY
HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 1 IN ZEMON'S CAPITOL HILL SUBDIVISION, UNIT NUMBER 9, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON T'1E EAST LINE OF SAID LOT 1 BEING 173.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, SOUTH 1 DEGREE, 39 MINUTES, 26 SECONDS EAST, A D STANCE OF 28.00 FEET; THENCE SOUTH 88 DEGREES, 20 MINUTES, 34 SECONDS EAST A DISTANCE OF 101 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTHWARD ALONG THE SAID WEST LINE, NORTH 1 DEGREE, 39 MINUTES, 26 SECONDS WEST A DISTANCE OF 28.00 FEET; THENCE NORTH 88 DEGREES, 20 MINUTES, 34 SECONDS EAST, A DISTANCE OF 101 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT '1'
THERETO ATTACHED DATED AUGUST '14, 1962 AND RECORDED SEPTEMBER 5, 1962 AS DOCUMENT
NUMBER 18581837, MADE BY D.S.P. BUILDING CORPORATION, AN ILLINOIS CORPORATION, AND ALSO
CONTAINED IN DOCUMENT NUMBERS 1857135': AND 18553110 AND IN DOCUMENT 18658178; AND AS
CREATED BY THE DEED FROM D.S.P. BUILDING CORPORATION, A CORPORATION OF ILLINOIS, TO
BETH ANN MARKS, DATED MAY 15, 1967, AND RECORDED JUNE 12, 1967, AS DOCUMENT 20163678, FOR
THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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AFFIDAVII — METES AND EDUNIS OF COO	
STATE OF ILLINOIS) COUNTY OF .) SS.	
AFFIDAVIT — METES AND BOUNDS	
, being duly sworn on oath	
states that he/she resides at 1335 N Agtor Chicago IL 60610	
That the attached deed is not in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the	
following reasons:	
1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets creasements of access.	
2. The division is of nots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easement. O access.	
3. The sale or exchange or parcels of land is between owners of adjoining and contiguous land.	
4. The conveyance is of parcers of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.	
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.	
6. The conveyance is of land for highway or other public ourposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.	
7. The conveyance is made to correct descriptions in prior conveyances.	
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving and new streets or easements of access.	
9. The sale is of a single lot of less than five acres from a larger tract, the circumsions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.	
10. The conveyance is of land described in the same manner as title was taken by grantor(s).	
THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.	
AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of State of Illinois, to accept the attached deed for recording.	
SUBSCRIBED AND SWORN TO before me	
this	
Morary Public "OFFICIAL SEAL" Notary Public STEVEN J. SANDUSKY STATE OF ILLINOIS COMMISSION EXPIRES 07/18/05	