

UNOFFICIAL COPY

**WARRANTY DEED**  
**ILLINOIS STATUTORY**

Doc#: 0517233195  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/21/2005 11:39 AM Pg: 1 of 4

STSC75752/25050428

THE GRANTORS, IRINA FAKTOROVICH and IGOR GERENROT, 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

GRANTEE, ANA I. PEREZ,

(GRANTEE'S ADDRESS) of 3125 N. Kolmar Avenue, Chicago, Illinois 60641, 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: 13-22-321-006-0000 &  
13-22-321-009-0000 (underlying)

Address of Real Estate: 3238 N. Kilbourn Avenue, Unit 1  
Chicago, Illinois 60641

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTORS.

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; and the Declaration of Covenants, Conditions, Restrictions and Easements for the Kilbourn Court Townhomes.

BOX 333-CT

**UNOFFICIAL COPY**

## UNOFFICIAL COPY

Dated this 14 day of June, 2005

Grantor:

Grantor:

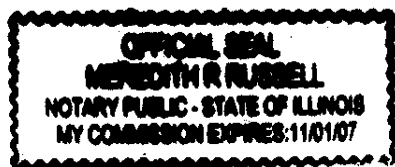
IRINA FAKTOROVICH  
IRINA FAKTOROVICH

IGOR GERENROT  
IGOR GERENROT

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT IRINA FAKTOROVICH and IGOR GERENROT, personally known to me to be the same persons whose name is 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 14th day of June, 2005



Meredith R. Russell  
Notary Public

Prepared By: Meredith R. Russell, Esq.  
DEFENZA & ASSOCIATES, P.C.  
1701 East Lake Avenue, Suite 475  
Glenview, Illinois 60025

Mail To: Glenn Betancourt, Esq.  
ROGOFF & BETANCOURT PC  
9611 Soreng Avenue  
Schiller Park, Illinois 60176

Taxpayer: Ana I. Perez  
3238 N. Kilbourn Avenue, Unit 1  
Chicago, Illinois 60641

# UNOFFICIAL COPY

## EXHIBIT 'A' Legal Description

### PARCEL 1:

THAT PART OF THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 410 FEET AND EXCEPT THE EAST 33 FEET THEREOF TAKEN FOR A STREET AND EXCEPT THE NORTH 133 FEET THEREOF AND EXCEPT THE SOUTH 33 FEET TAKEN FOR BELMONT AVENUE THEREOF) IN SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE EAST 100 FEET OF THE WEST 410 FEET OF THE SOUTH 10 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 33 FEET THEREOF TAKEN FOR BELMONT AVENUE), IN SAID SECTION 22, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST BELMONT AVENUE, SAID NORTH LINE BEING 33 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 22 AND THE WEST LINE OF NORTH KILBOURN AVENUE, SAID WEST LINE BEING 33 FEET WEST OF THE EAST LINE OF WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°10'17" WEST, ALONG THE WEST LINE OF SAID NORTH KILBOURN AVENUE, 410.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°49'43" WEST, 67.36 FEET, THENCE SOUTH 00°10'17" EAST, 25.67 FEET; THENCE NORTH 89°49'43" EAST, 20.63 FEET; THENCE NORTH 00°10'17" WEST, 0.87 FEET; THENCE NORTH 89°49'43" WEST, 46.73 FEET; THENCE NORTH 00°10'17" WEST, 24.70 FEET TO THE POINT OF BEGINNING.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE KILBOURN COURT TOWNHOMES RECORDED AS DOCUMENT NUMBER 0418832056.