

UNOFFICIAL COPY



Doc#: 0603042028 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/30/2008 07:58 AM Pg: 1 of 3

ST5082716 J 12/2

This Instrument Prepared By:

Shane E. Mowery
Attorney at Law
2010 W. Potomac, Unit D
Chicago, IL 60622

(The Above Space for Recorder's Use Only)

WARRANTY DEED

DEIAN IVANOV and STEFKA ANGUELOVA, husband and wife, residing at Unit 9C, 9001 W. Golf Rd., Des Plaines, IL (hereinafter called "**Grantor**"), in consideration of the sum of TEN AND NO/DOLLARS (\$10.00) and other good and valuable consideration in hand paid by **ELENA NIKOLAEV** (hereinafter called "**Grantee**"), individually, the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents do hereby grant, bargain, sell, convey, warrant and confirm, unto Grantee, all of Grantors' right, title and interest in and to the real property located in the City of Des Plaines, County of Cook and State of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, 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 forever. Subject to general real estate taxes for year 2005 and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: Unit 9C, 9001 W. Golf Rd., Des Plaines, IL 60016

Permanent Index Number: 09-15-207-037-1029

TO HAVE AND TO HOLD the premises unto Grantee, her successors and assigns FOREVER, and Grantors do hereby covenant that they are lawfully seized and possessed of said Property in fee simple, have a good right to convey.

Property not located in the corporate limits of the City of Des Plaines, Deed or instrument not subject to transfer tax.


City of Des Plaines

319

BOX 333-CT

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GRANTORS:

DEIAN IVANOV

STEFKA ANGUELOVA

D. Ivanov

Anguelova

Date of Execution: 12/6, 2005

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in the State and County aforesaid, DO HEREBY CERTIFY that **Deian Ivanov and Stefa Anguelova** personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of December, 2005.

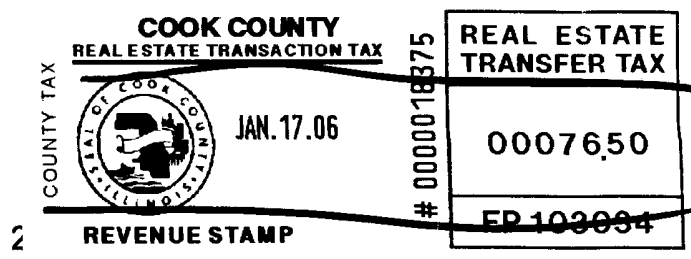
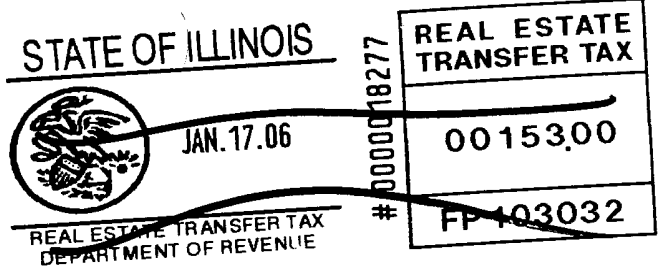
Svetla P. Koleva
Notary Public

My Commission Expires: 11/12/06



After Recording Mail To:
Mr. Dmitriy Meleshko, Esq.
200 Milwaukee Ave., #203
Buffalo Grove, IL 60089

Mail Tax Bills To:
Ms. Elena Nikolaev
9001 W. Golf Rd., #9C
Des Plaines, IL 60016



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EXHIBIT A

Legal Description

UNIT 9001-9C IN GOLF TOWERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, A DISTANCE OF 535 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, A DISTANCE OF 450 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, A DISTANCE OF 535 FEET, TO THE NORTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$; THENCE EAST ALONG SAID NORTH LINE 450 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED AS DOCUMENT LR3070205 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.