

# UNOFFICIAL COPY

**PREPARED BY:**

Kahn & Kahn  
728 Florsheim Dr  
Libertyville, IL 60048

**MAIL TAX BILL TO:**

Stanimir Stanimirov  
331 Shadow Bend Drive  
Wheeling, IL 60090

**MAIL RECORDED DEED TO:**

James Nicodemus  
100 S. Atkinson, Suite 116  
Grayslake, IL 60030



Doc#: 0616626114 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/15/2008 11:34 AM Pg: 1 of 2

1380443

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**WARRANTY DEED**  
Statutory (Illinois)

THE GRANTOR(S), Remigijus Ivanovas and Beata Ivanovas, husband and wife, of the City of Wheeling, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Stanimir Stanimirov, AND MADALINA DERMENDIEVA, of 7845 W. Addison St., Chicago, IL 60540, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

AS TENANTS IN COMMON,

Unit number 3-"B", Lot 2, Cluster 20, in Shadow Bend Phase 111, a Subdivision of a tract of land being a part of Lots 2 and 5 in the Resubdivision of George Strong's Farm in Section 2 and the West 1/2 of Section 1, Township 42 North, Range 11, East of the Third Principal Meridian, and part of Lot 1 of Owner's Subdivision of part of the Old Filkin Farm in Sections 1 and 2, Township 42 North, Range 11, East of the Third Principal Meridian and a part of Lot 3 of Owner's Subdivision of Section 1 and 2, Township 42 North, Range 11, East of the Third Principal Meridian, and a part of Lot 3 of Owner's Subdivision of Sections 1 and 2, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof filed in the Registrar's Office on May 10, 1973 as Document LR 26909761 and recorded as Document 22320784 in Cook County, Illinois, and as amended by Affidavit of Correction dated June 20, 1973 and filed in the Registrar's Office on June 22, 1973 as Document Number LR 2699913 and recorded June 22, 1973 as Document 22372159, in Cook County, Illinois.

Parcel 2:

Easement appurtenant to and for the benefit of Parcel 1 for ingress and egress as set forth in the Declaration recorded June 13, 1975 as Document LR 2813052 all in Cook County, Illinois.

Permanent Index Number(s): 03-02-418-031-0000

Property Address: 331 Shadow Bend Drive, Wheeling, IL 60090

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ATG Search  
55 N. Dearborn  
6050  
Chicago Illinois 60602

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Warranty Deed - Continued

Subject, however, to the general taxes for the year of 2005 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

Dated this 13th Day of March 2006

Remigijus Ivanovas  
 Remigijus Ivanovas

Beata Ivanovas  
 Beata Ivanovas

STATE OF IL )  
Lake ) SS.  
 COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Remigijus Ivanovas and Beata Ivanovas, husband and wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 13th Day of March 2006



D Notary Public  
 My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_

