

WARRANTY DEED

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592809@nicor

THIS AGREEMENT, made this September 25, 2006, by and between Gene Vaskin and Marina Vaskin, married of the City of Wheeling, State of Illinois, "GRANTOR," and Boris Sadovsky and ~~Evelina Dzhukhtsiar~~ ^{g.s.} married of the City of ~~Wheeling~~ ^{Wheeling}, State of Illinois, "GRANTEE," WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, in ~~entirety~~ ^{entirety} all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc#: 0628355048 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/10/2006 11:07 AM Pg: 1 of 2

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, HEREBY RELEASING ALL RIGHTS OF HOMESTEAD with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused his/her name(s) to be signed to these presents on the day and year first above written.

GENE VASKIN

[Signature]

MARINA VASKIN

[Signature]

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Gene Vaskin and Marina Vaskin is/are each personally known to me, and whose name(s) is/are subscribed to the foregoing instrument, each appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 25th day of September, 2006.

[Signature]
Notary Public



This instrument prepared by: Diana Zhitnitsky, Esq., 53 W. Jackson Blvd., Suite 1115, Chicago, IL 60604

After recording, return to and send subsequent tax bills to: Boris Sadovsky, 788 Riverwalk, Wheeling, IL 60090

[Handwritten mark]

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EXHIBIT "A" LEGAL DESCRIPTION


UNIT NUMBER 0025 IN RIVER MILL CROSSING CONDOMINIUM, AS DELINEATED ON A SURVEY OF ALL LOTS IN RIVER MILL CROSSINGS. BEING A SUBDIVISION OF IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 16, 2000 AS DOCUMENT NUMBER 00446676; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS


commonly known as: 788 Riverwalk, Wheeling, Illinois,

Permanent Index No.: 03-12-300-198-1010

THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENT FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

STATE TAX	STATE OF ILLINOIS	
	OCT.-5.06	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000000151	REAL ESTATE TRANSFER TAX
		00001.00
		FP 103049

COUNTY TAX	COOK COUNTY	
	OCT.-5.06	
REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000000120	REAL ESTATE TRANSFER TAX
		00158.00
		FP 103052

STATE TAX	STATE OF ILLINOIS	
	OCT.-5.06	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000000120	REAL ESTATE TRANSFER TAX
		00315.00
		FP 103049