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**WARRANTY DEED**

THIS AGREEMENT, made this October 20, 2006, by and between **Victor Yatsyk**, married, of the City of Arlington Heights State of Illinois, **GRANTOR** and **Dimitre Karastoyanov**, Single of the City of Mr. Prospect, 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, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc#: 0631140010 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/07/2006 09:47 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.

THIS IS NOT HOMESTEAD PROPERTY

VICTOR YATSYK

*[Handwritten signature of Victor Yatsyk]*

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 **Victor Yatsyk** is/are each personally known to me, and whose name(s) is/are subscribed to the foregoing instrument, 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 20<sup>th</sup> day of October, 2006.

Notary Public

BOX 15



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

→ **ROBERT BINSTROBAS** 15 Spinnaker Lane, Lake Forest, IL 60045  
**After recording, return to and send subsequent tax bills to: DIMITRE KARASTOYANOV 3700 N. PACIFIC, CHICAGO, IL**

*[Handwritten initials: ZPB, C.F.]*

# UNOFFICIAL COPY

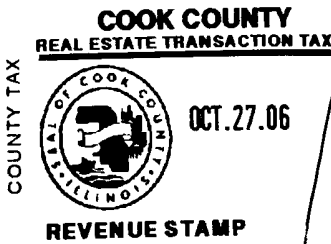
## EXHIBIT "A" LEGAL DESCRIPTION

LOT 13 (EXCEPT THE NORTH 3 FEET THEREOF) AND THE NORTH 6 FEET OF LOT 14 IN BLOCK 9 IN FEUERBORN AND KLODE'S IRVINGWOOD FIRST ADDITION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as: 3720 North Pacific, Chicago, Illinois, 60634

Permanent Index No.: 12-23-223-050-0000

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.



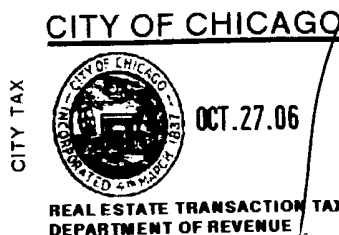
REAL ESTATE TRANSFER TAX
00275.00
FP326707

# 0000036584



REAL ESTATE TRANSFER TAX
00550.00
FP 102809

# 0000036713



REAL ESTATE TRANSFER TAX
04125.00
FP 102803

# 000002183