



Doc#: 0703141129 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/31/2007 02:48 PM Pg: 1 of 2

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) 413 S. Kenilworth Development Group, L.L.C., an Illinois Limited Liability Company, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Tanya Troyanovsky, married to Alex Troyanovsky, 1755 Braeside, Northbrook, Illinois 60062, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2006 and subsequent years; special taxes or assessments for improvements not yet completed, building lines and building and liquor restrictions of record, zoning and building ordinances, roads and highways, if any, private, public and utility easements of record, party wall rights and agreements, if any, covenants, conditions and restrictions of record, (none which provide for reverter nor prohibit present use of property).

Permanent Real Estate Index Number(s): 16-07-325-011-0000
Address(es) of Real Estate: 413 S. Kenilworth, Unit 1, Oak Park, Illinois 60302
THIS IS NOT HOMESTEAD PROPERTY.

The date of this deed of conveyance is December 21, 2006

413 S. Kenilworth Development Group,
L.L.C.

(SEAL) By:

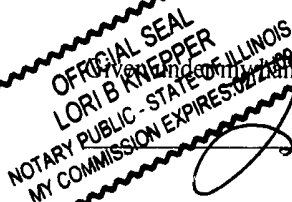
(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Troyanovsky, Member of 413 S. Kenilworth Development Group, L.L.C. 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.

(Impress Seal Here)
(My Commission Expires



and official seal December 21, 2006.

Notary Public

M.G.R. TITLE Trust

PROCESSED BY Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as 413 S. Kenilworth, Unit 1, Oak Park, Illinois 60302

LOT 1 OF PATRICIA MCGOWAN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO. 16-07-325-011 - Underlying Land....

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE 413 S. KENILWORTH TOWN HOMES DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AFORESAID; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SETH FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."



DEC. 21. 06

REAL ESTATE TRANSFER TAX
04624.00
FP 102801

0000006672

This instrument was prepared by:
Mitchell B. Ruchim & Associates, P.C.
3000 Dundee Road, #415
Northbrook, Illinois 60062

Send subsequent tax bills to:
Tanya Troyanovsky
1755 Braeside
Oak Park, Illinois 60302

Recorder-mail recorded document to:
Mitchell B. Ruchim & Associates, P.C.
3000 Dundee Road, Suite 415
Northbrook, Illinois 60062

STATE OF ILLINOIS

STATE TAX

JAN. 31. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005307

REAL ESTATE TRANSFER TAX
00577.50
FP 103041

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**

COUNTY TAX

JAN. 31. 07

REVENUE STAMP

0000018280

REAL ESTATE TRANSFER TAX
00288.75
FP 103042