



Doc#: 0704741103 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/16/2007 02:46 PM Pg: 1 of 2

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) 1020 W. Madison Development Group, LLC, of the Village of Northbrook, 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 Marina Tzaplina, a single person, 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; Covenants, conditions and restrictions of record, if any; 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, if any. **

Permanent Real Estate Index Number(s): 16-07-323-0000 and 16-07-324-0000
Address(es) of Real Estate: 1020 W. Madison, Unit 2, Oak Park, Illinois 60302

The date of this deed of conveyance is February 15, 2007.

1020 W. Madison Development Group, LLC

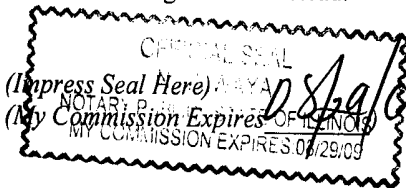
(SEAL) By:

(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 1020 W. Madison Development Group, LLC, an Illinois Limited Liability Company, 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 official seal February 15, 2007.

[Signature]
Notary Public

M.G.R. TITLE

Int.

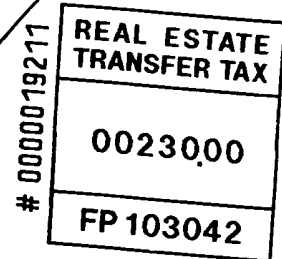
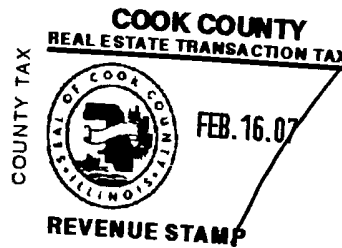
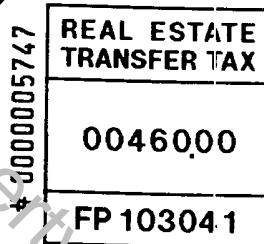
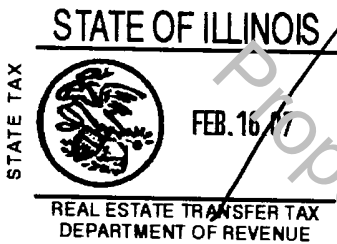
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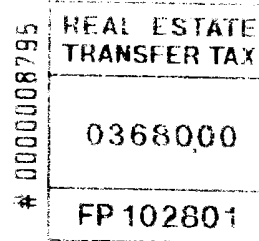
UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 1020 W. Macison, Oak Park, Illinois 60302

LOT 3 OF JOHN SCHEISS SUBDIVISION, OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON THE PLAT OF SURVEY PREPARED BY UNITED SURVEY SERVICE, LLC RECORDED AS DOCUMENT NUMBER 0628645011, IN COOK COUNTY, ILLINOIS.



FEB. 15. 07



**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 Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set 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 through the provisions of said Declaration were recited and stipulated at length herein."

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

Send subsequent tax bills to:
Marina Tzaplina
1020 W. Madison
Oak Park, Illinois 60302

Recorder-mail recorded document to:
Dmitriy Meleshko
200 Milwaukee Avenue, Suite 300
Buffalo Grove, Illinois 60089