

02T 0717074



Doc#: 0706560064 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/06/2007 01:08 PM Pg: 1 of 2

WARRANTY DEED

(Individual to Individual)

CAUTION. Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

NICHOLAS DRAKE, and unmarried man,

(The Above Space for Recorder's Use Only)

of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to THE GRANTEE

ANDREI KRIVOKRASOV
857 W. George, Chicago, Illinois 60657

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (SEE ATTACHED 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 Real Estate Taxes for years 2000 and subsequent years; covenants, conditions and restrictions of record; and public and utility easements.

THIS PROPERTY IS SOLD "AS IS".

Property Index Number (PIN): 13-85-206-036-1019
Address of Real Estate: 3332 Belden Ave., Unit #3, Chicago, IL 60647

DATED this 14 day of February, 2007.

Nicholas Drake (SEAL) _____ (SEAL)
NICHOLAS DRAKE

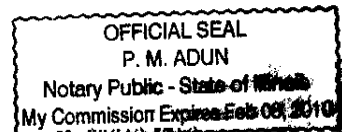
(SEAL) _____ (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that NICHOLAS DRAKE, an unmarried man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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, this 14 day of February, 2007.

Commission expires Feb 08 2007 PMJ
NOTARY PUBLIC

Place Seal Here



200

This instrument was prepared by: GORDON S. HIRSCH, 5901 N. Cicero Ave., Ste. 405, Chicago, IL 60648-5710

UNOFFICIAL COPY

Legal Description

of premises commonly known as 3332 Belden Ave., Unit #3, Chicago, IL 60647

PARCEL 1: UNIT 3332-3 IN BELDEN PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 15 IN BLOCK 3 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED October 18, 2002 AS DOCUMENT NUMBER 0021147656 AND THE FIRST AMENDED RECORDED AS DOCUMENT NUMBER 0315345050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE USE OF STORAGE SPACE S-1 A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED ON October 18, 2002 AS DOCUMENT NUMBER 0021147656 AND THE FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 0315345050.

PERMANENT TAX NUMBER: 13-35-206-036-1019

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
495428 \$1,500.00
03/06/2007 10:35 Batch 00779 70



COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
MAR.-6.07
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
0010000
FP 103042
0000019933

MAIL TO:
Andrey Krivokrasov
3332 Belden Ave # 3
Chicago, IL 60647

STATE OF ILLINOIS
STATE TAX
MAR.-6.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
0020000
FP 103041
0000006190