

UNOFFICIAL COPY

This instrument prepared by:

Dmitriy Meleshko, 200 Milwaukee Avenue, Suite 303,
Buffalo Grove, Illinois 60089

**AFTER RECORDING THIS
INSTRUMENT SHOULD BE SENT TO:**

YAKOV POPKOV
325 FORESTWAY LN, WHEELING, IL 60090

Send subsequent tax bills to:

YAKOV POPKOV
325 FORESTWAY LN, WHEELING, IL 60090

Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX
MAR. 12.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000000531
REAL ESTATE TRANSFER TAX
00270.00
FP 103049

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
MAR. 12.07
REVENUE STAMP
0000000532
REAL ESTATE TRANSFER TAX
00135.00
FP 103052

UNOFFICIAL COPY

255 W. Dundee Road
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 325 FORESTWAY LN has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: _____

Name: Carol TressTitle: Utility Billing and Revenue Collection CoordinatorDate: 2/13/2007

UNOFFICIAL COPY

Dmitriy Meleshko

As an Agent for Ticor Title Insurance Company

200 Milwaukee Ave # 300 Buffalo Grove , Illinois 60089

Commitment Number: STS07_00353

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT 3-A LOT 4-CLUSTER 37 IN SHADOW BEND PHASE III, A SUBDIVISION OF A TRACT OF LAND, BEING A PART OF LOTS 2 AND 5 IN THE RESUBDIVISION OF GEORGE STRONG'S FARM IN SECTION 2 AND THE WEST 1/2 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1885, IN BOOK 20, OF PLATS AT PAGE 15, AS DOCUMENT 625294 AND PART OF LOT 1 OF OWNER'S SUBDIVISION OF PART OF THE OLD FILKINS FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11 EAST AND PART OF LOT 3 OF OWNER'S SUBDIVISION OF SECTION 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SHADOW BEND PHASE III, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 10, 1973 AS DOCUMENT NUMBER 2690976, AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED ON JUNE 22, 1973 AS DOCUMENT NUMBER 2699913.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 23114276 AND LR 2813052 AND AS CREATED IN THE DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1967 AND KNOWN AS TRUST NUMBER 33823 TO EARL KOZACEK AND WILMA KOZACEK, HIS WIFE, DATED JUNE 26, 1978 AND FILED JULY 20, 1978 AS DOCUMENT LR 3033261 IN COOK COUNTY, ILLINOIS.

PIN: 03-02-418-093-0000