SUCCESS TITLE SERVICES, INC. 400 Skokie Blvd Ste. 380 Northbrook, IL 60062

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, YEFIM SHILT and MALVINA SHILT, husband and wife, of the village of Wheeling, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEY AND WARRANT to:



Doc#: 0707355238 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/14/2007 03:10 PM Pg: 1 of 4

YAKOV POPKOV of Glenview, Illinois,

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. SUBJECT TO: General Real Estate Taxes for 2006 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s):

03-02-418-093-0000

Address of the Real Estate:

325 FORESTWAY LN, WHEELING, IL 60090

Dated this 22 day of February, 2007

YEFIM SHILT

MALVINA SHILT

STATE OF ILLINOIS

SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that YEFIM SHILT and MALVINA SHILT, 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 27 day of February, 2007.

OFFICIAL SEAL
DMITRIY MELESHKO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/12/10

NOTARY PUBLIC

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This instrument prepared by:

Dmitriy Meleshko, 200 Milwaukee Avenue, Suite 303,

Buffalo Grove, Illinois 60089

AFTER RECORDING THIS

INSTRUMENT SHOULD BE SENT TO:

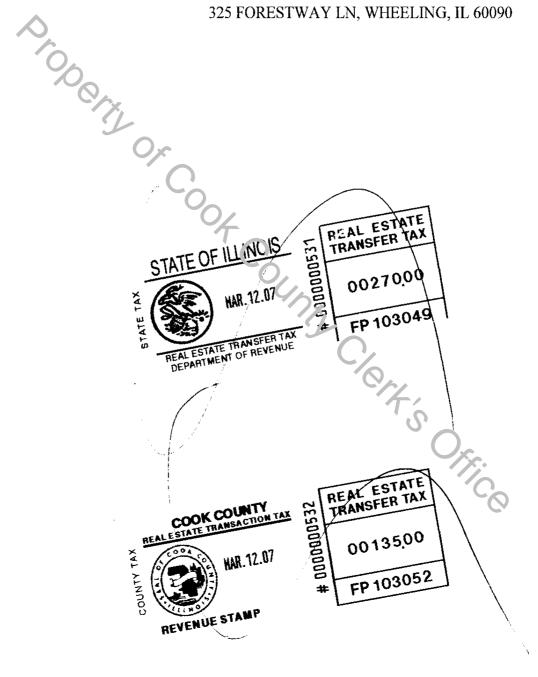
YAKOV POPKOV

325 FORESTWAY LN, WHEELING, IL 60090

Send subsequent tax bills to:

YAKOV POPKOV

325 FORESTWAY LN, WHEELING, IL 60090



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NOFFICIAL (847)



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 panalties 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 ER. OFFICE WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYFR IF NOT PAID BY THE SELLER AT CLOSING.

Ву:	Caral Jess
Name:	Carol Tress
Title:	Utility Billing and Revenue Collection Coordinator
Date:	2/13/2007

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Dmitriy Meleshko As an Agent for Ticor Title Insurance Company 200 Milwakee 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 VEST 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 SUBOVISION 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 269097(, A) ID SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED ON JUNE 22, 1973 AS DOCUMENT NUMBER 2699913.

PARCEL 2: EASEMENT FOR INGRESS AND EGFESS 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, 1907 AND KNOWN AS TRUST NUMBER 33823 TO JNE CONTINUES OFFICE EARL KOZACEK AND WILMA KOZACEK, HIS WIFE, DATI: D JUNE 26, 1978 AND FILED JULY 20, 1978 AS DOCUMENT LR 3033261 IN COOK COUNTY, ILLINOIS.

PIN: 03-02-418-093-0000