

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0709233011 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/02/2007 07:36 AM Pg: 1 of 2

THE GRANTOR, **BD PARTNERS, LLC**, an Illinois limited liability company, of 1131 Lake Street #265, Oak Park, Illinois 60301, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **ANDREY VAJENTIN** of 5340 West 24<sup>th</sup> Street, Cicero, Illinois 60804, all interest in the following described Real Estate situated in the County of DuPage, in the State of Illinois to wit:

LOT 342 IN BERWYN GARDENS A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2108 SOUTH WENONAH, PERVYN, ILLINOIS 60402

P.I.N.: 16-19-326-015-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** Easements, covenants, conditions and restrictions of record and general real estate taxes for the year 2006 and subsequent years.

DATED this 30<sup>th</sup> day of March, 2007

**BD PARTNERS, LLC**

C.T.I./W  
NW 1101494  
21082649

By: Kristian Frumkin POA  
Kristian Frumkin, as attorney in fact for William T. Divane, Jr., manager of BD Partners, LLC

*An*  
*Per Delia Auchter*  
*3/20/07*  
*City collector*

**BOX 333-CP**

*210*  
*C.I.*

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kristian Frumkin, as attorney in fact for William T. Divane, Jr., manager of BD Partners, LLC**, 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 on March 30, 2007.



*[Signature]*  
NOTARY PUBLIC

**THIS INSTRUMENT PREPARED**

Walter W. Morrissey  
MORRISSEY & ROBINSON  
One Oakbrook Terrace, Suite 802  
Oakbrook Terrace, Illinois 60181  
Tel: 630-424-9300  
Fax: 630-424-8890

**AFTER RECORDING, MAIL TO:**

Victoria I. Perez  
Victoria I. Perez P.C.  
4126 North Lincoln Avenue, #1  
Chicago, Illinois 60618

**SEND SUBSEQUENT TAX BILLS TO:**

Andrey Valentin and Ingrid Valentin  
2108 South Wenonah  
Berwyn, Illinois 60402

G:\Common\divane\bd partners\Sale of 2108 South Wenonah Ave. Berwy

