BOUTOUTY UNOFFICIAL COPY

PREPARED BY:

Tuttle, Vedral & Collins 733 Lee Street, #210 Des Plaines, IL 60016

MAIL TAX BILL TO:

Igor Lopatukhin 8650 N. Shermer Road Niles, IL 60714

Doc#: 0720105211 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 07/20/2007 12:56 PM Pg: 1 of 3

MAIL RECORDED DEED TO:

Greg Polites

6157 N. SHORIWAN RO. #195 CHICAGO, IL. 6560

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Bogdan Grzymaia, of the City of Glenview, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Igor Lopatukhin and Maya Lopatukhina, husband and wife, not as joint tenants, but as tenants by the entirety, of 4863 Carrol #D, Skokie, IL 60077, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL A:

UNIT NUMBER 310 IN THE OXFORD RUN CONDOMINIU'AS A.S DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

PARCEL 1:

LOTS 1 TO 8 AND 11 TO 14 IN DEMPSTER PARK ADDITION BEING A SUBDIVISION OF LOT 4 (EXCEPT PART TAKEN FOR DEMPSTER PARK, A SUBDIVISION OF THE NORTH 660 FEET THERE OF). MEASURED ON THE WEST LINE THEREOF IN DILG'S SUBDIVISION OF THAT PART OF THE WEST FRACTION ALL HALF LYING NORTH OF THE SOUTH 18.63 CHAINS EXCEPT THE SOUTH ROD OF THAT PART LYING WEST OF THE CI D TELEGRAPH RAOD AND THAT PART OF THE EAST HALF LYING WEST OF THE NORTH BRANCH ROAD AND NOP. THOF THE SOUTH 18.63 CHAINS (EXCEPT THE NORTH 3.25 CHAINS THEREOF) ALL BEING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NROTH, RNAGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VIJ LAGE OF NILES, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 1/2 OF VACATED 16 FOOT WIDE NORTHWESTERLY, SOUTHWESTERLY ALLEY LYING WEST OF AND ADJOINING LOTS 1 TO 6 IN DEMPSTER PARK ADDITION AFORESAID ALSO THE NORTH 1/2 OF VACATED 16 FOOT WIDE EAST WEST ALLEY LYING SOUTH OF AND ADJOINING LOTS 11 TO 14 IN DEMPSTER PARK ADDITION AFORESAID: ALSO THE WEST 1/2 OF VACATED 15 FOOT WIDE NORTHWESTERLY, SOUTHWESTERLY ALLEY LYING EAST OF AND ADJOINING LOT 11 AND THE EAST LINE OF LOT 11 EXTENDED SOUTH TO THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST WIDE ALLEY SOUTH AND ADJOINING LOT 11 IN DEMPSTER PARK ADDITION, AFORESAID: IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 7 AND THE EAST 1/2 OF THE VACATED 16 FOOT WIDE NORTHWESTERLY, SOUTHWESTERLY ALLEY LYING WEST OF AND ADJOINING SAID LOT 7 EXCEPTING THEREFROM THAT PART DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7: THENCE WESTERLY ALONG THE SOUTHERLY LINE AND SAID SOUTHERLY LINE EXTENDED WESTERLY OF SAID LOT A DISTANCE OF 115.9 FEET TO THE CENTER LINE OF THE VACATED ALLEY WESTERLY OF AND ADJOINING LOT 7: THENCE NORTHER ALONG THE CENTER LINE OF SAID

ATG FORM 4067-R @ ATG (REV. 6/02)

Attorneys' Title Guaranty

1 S Wacker Dr., STE 2400

Chicago, IL 60606-4650

Chicago, IL 60606-4650

Chicago, IL 60606-4650

Warranty Deed: Page 1 of 3

FOR USE IN: ALL STATES

C. 3

0720105211D Page: 2 of 3

Warranty Deed - Continued

UNOFFICIAL CC

VACATED ALLEY A DISTANCE OF 16.31 FEET: THENCE EASTERLY ALONG A STRAIGHT LINE A DISTNACE OF 117.04 FEET TO THE POINT OF BEGINNING IN DEMPSTER PARK ADDITION BEING A SUBDIVISION OF LOT 4 (EXCEPT PART TAKEN FOR DEMPSTER PARK, A SUBDIVISON OF THE NORTH 660 FEET THEREOF) MEASURED ON THE WEST LINE THEREOF IN DILG'S SUBDIVISION OF THAT PART OF THE WEST FRACTIONAL HALF LYING NORTH OF THE SOUTH 18.63 CHAINS EXCEPT THIS 1 ROD OF THAT PART LYING WEST OF THE OLD TELEGRAPH ROAD AND THAT PART OF THE EAST HALF LYING WEST OF THE NORTH BRANCH ROAD AND NORTH OF THE SOUTH 18.63 CHAINS (EXCEPT THE NORTH 3.25 CHAINS THEREOF) ALL BEING IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NILES, COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 17 IN CHESTERFIELD NILES RESUBDIVIISON UNIT 3 BIENG A RESUBDIVIISON OF PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES NORTHERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT 17 WHICH IS 47.54 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 17 TO A POINT IN THE CENTER LINE OF THE VACATED A! LEY LYING WESTERLY OF AND ADJOINING LOT 7 IN DEMPSTER PARK ADDITION (ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1928, AS DOCUMENT NUMBER 9983855) SAID POINT BEING 18.31 FEET NORTHLPLY OF THE SOUTHERLY LINE OF SAID LOT 7 EXTENDED WESTERLY, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION MADE BY ASSOCIATED BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1996 AND KNOWN AS TRUST NUMBER 1874 AND RECORDED AS DOCUMENT NUMBER 97083933 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ALSO:

PARCEL B:

THE EXCLUSIVE RIGHT OT THE USE OF PARKING SPACE PC AND STORAGE SPACE S6 LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXAMENT "A" TO THE DECLARATION OF OXFORD RUN CONDOMINIUMS RECORDED AS DOCUMENT NUMBER 97083933.

Permanent Index Number(s): 10-19-107-076-1030 Property Address: 8650 N. Shermer Road, Niles, IL 60714

THIS IS NOT MANITAL Home STEED BY TO SAUSO-9 CAPTAIN LA.
Subject, however, to the general taxes for the year of 2007 and thereafter, and all insurents, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Bogdan Grzymala

STATE OF The Country OF Cok

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Bogdan Grzymala, 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.

> Warranty Deed: Page 2 of 3 FOR USE IN: ALL STATES

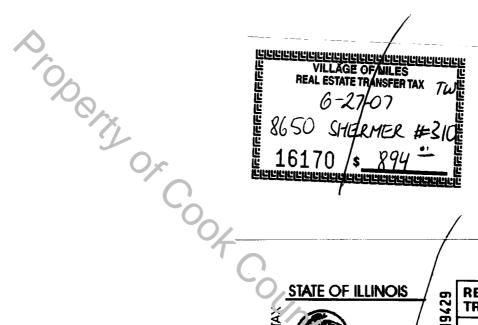
Warranty Deed - Continued

Given under my hand and notarial seal, this

Day of 20 07 **Notary Public** My commission expires: 3-18-2010

Exempt under the provisions of paragraph

OFFICIAL SE BARRY G COLL for NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/13/10







JUL.17.07

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

JUL.17.07

REAL ESTATE 0000019429 TRANSFER TAX

0029800

FP326652

COOK COUNTY REAL ESTATE TRANSACTION TA



REVENUE STAMP

MEAL ESTATE 0000034406 PANSFER TAX 0014900

#

FP326665