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Doc#: 0905841019 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/27/2009 09:59 AM Pg: 1 of 3

**WARRANTY DEED
Statutory (Illinois)**

THE GRANTOR(S)

**LILIANA POKROVNICHKA,
Divorced and not since remarried,
5343 N. Francisco, Unit 2N
Chicago, Illinois 60625**

CT 515108464
\$ 29005.99
1042 V10

Above space for Recorder's use only

for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to:

**TOTYO N. PARVOV and LILIYA V. PARVOV
8725 W. Summerdale Ave.
Chicago, Illinois 60656**

Husband and Wife, not as tenants in common nor as joint tenants, but as tenants by the entirety, 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. TO HAVE AND TO HOLD said premises forever. SUBJECT TO: General real estate taxes not due and payable at the time of closing; Covenants, conditions, and restrictions of record; Building lines and easements.

Permanent Real Estate Index Number(s): 13-18-409-034-1015

Address(es) of Real Estate: 6530 W. Irving Park Road, Unit #305, Chicago, Illinois 60634

DATED this 10th day of February, 2009.

L. Pokrovnichka
LILIYA POKROVNICHKA

BOX 333-CT

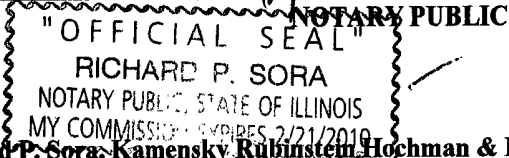
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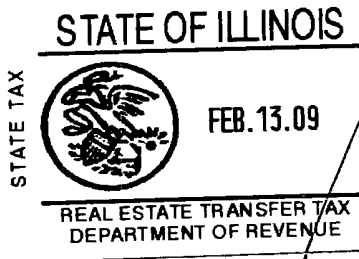
I, the undersigned, a Notary Public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that LILIYA POKROVNICHKA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 10th day of February, 2009

Commission expires February 21, 2010



This instrument was prepared by Richard P. Sora, Kamensky, Rubinsteyn, Hochman & Delott, LLP
7250 N. Cicero Ave., Ste. 200, Lincolnwood, Illinois 60712



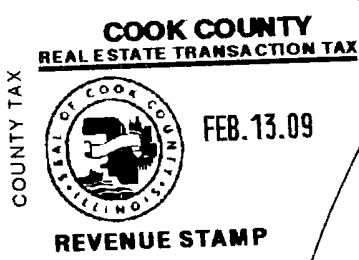
REAL ESTATE TRANSFER TAX
00.108.00
FP 103032

MAIL TO:

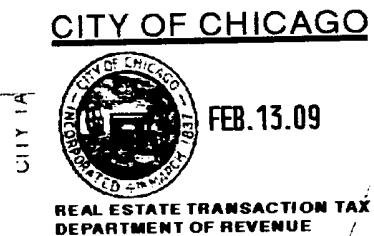
Paul T. Marinov, Esq.
800 E. Northwest Highway
Suite 422
Palatine, Illinois 60074

SEND SUBSEQUENT TAX BILLS TO:

Toty and Liliya Parvov
6530 W. Irving Park Road, Unit #305
Chicago, Illinois 60634



REAL ESTATE TRANSFER TAX
00054.00
FP 103034



REAL ESTATE TRANSFER TAX
01134.00
FP 103033

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STREET ADDRESS: 6530 IRVING PARK ROAD UNIT 305
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 13-18-409-034-1015

LEGAL DESCRIPTION:

PARCEL 1: UNIT 305 IN MERRIMAC SQUARE CONDOMINIUM NUMBER 3 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE;

LOTS 1 AND 4 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 22, 1992 AS DOCUMENT NUMBER 92042350;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 1993 AS DOCUMENT NUMBER 93337398, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INT IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND AS SET FORTH AND DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1991 AND KNOWN AS TRUST NUMBER 10345, PARKWAY ANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1992 AND KNOWN AS TRUST NUMBER 10346

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-22 AND STORAGE SPACE NUMBER S-15, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 93337398, IN COOK COUNTY, ILLINOIS.