



WARRANTY DEED

Doc#: 0932031086 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/16/2009 11:28 AM Pg: 1 of 3

THE GRANTORS, Arkady Khanuk and Lusia Khanuk, Husband and Wife, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to

SATURN 0903359 1 of 3

Michelle Vargas, a(n) Single woman, of the City of Chicago, State of Illinois, :

PLEASE SEE LEGAL DESCRIPTION OF PROPERTY ATTACHED HERETO

Commonly known as 7540 N. Bell Unit #2B, Chicago, IL 60645.  
PIN # 11-30-307-213-1006

situated in the County of Cook, State of Illinois.

The subject property is not a homestead of the grantors.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2008 and subsequent years.

GRANTOR does for Grantor's and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

DATED this 09 day of October, 2009

Arkady Khanuk (SEAL)  
Arkady Khanuk (Grantor)

Lusia Khanuk (SEAL)  
Lusia Khanuk (Grantor)

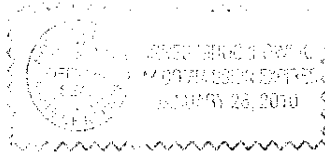
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following person(s), Arkady Khanuk and Lusia Khanuk, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 29 day of OCTOBER, 2009.

*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC



Prepared by : Law Office of Irina Melnik, P.C., 8833 Gross Point Rd. Suite 208, Skokie, IL 60077

MAIL TO:

*Theresa L. Panzica esq.  
 2510 W. Irving Park #1A  
 Chicago, IL 60648*


SEND SUBSEQUENT TAX BILLS TO:

*Michelle Largas  
 7540 N. Bell #2B  
 Chicago, IL 60645*

Recorder's Office Box No. \_\_\_\_\_


City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 593888 \$1,050.00  
 11/12/2009 15:51 Batch: 05210 62



COUNTY TAX  
**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
  
 NOV. 13.09  
 REVENUE STAMP

# 0000061156  

REAL ESTATE TRANSFER TAX
0005000
FP 103042

STATE OF ILLINOIS  
  
 NOV. 13.09  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 2988700000  

REAL ESTATE TRANSFER TAX
00100.00
FP 103037

# UNOFFICIAL COPY

Saturn Title LLC Insurance Company  
7243 W. Touhy Ave.  
Chicago, IL 60631  
773-775-5100  
FAX:773-775-2120  
www.saturntitle.com

## Chicago Title Insurance Company COMMITMENT FOR TITLE INSURANCE

File No: 0903359 Reference No: IL 3748

### EXHIBIT A

Legal: **PARCEL 1:**  
**UNIT 2B IN BELL WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF  
THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 10, 11, 12 AND 13 IN PINGREE STREET AND RIDGE AVENUE ADDITION  
TO ROGERS PARK, A SUBDIVISION OF PART OF THE SOUTH WEST 1/4  
SECTION 30, TOWNSHIP 41. NORTH, RANGE 14 EAST OF THE THIRD  
PRINCIPAL MERIDIAN; ALSO LOT 13 IN FREDERICK W. BRUMMEL AND  
COMPANY 'S HOWARD RIDGE ADDITION, BEING A SUBDIVISION IN THE  
SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 41. NORTH, RANGE 14 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT 25331524, TOGETHER WITH HIS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2:**  
**THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 31, A LIMITED  
COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE  
DECLARATION AFORESAID RECORDED AS DOCUMENT 25338624.**

Address: **7540 North Bell Avenue Unit # 2B, Chicago, IL 60645**

PIN: **11-30-307-213-1006**