

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

TZVETELINA BOYNOVSKA
505 NORTH LASALLE SUITE 375
CHICAGO, IL 60654



Doc#: 0934212105 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/08/2009 02:30 PM Pg: 1 of 3

NAME AND ADDRESS OF TAXPAYER:

NIKOLAY HRISTOZOV
801 SOUTH PLYMOUTH COURT UNIT B
CHICAGO, ILLINOIS 60605

1/3
1998928
FIRST

THE GRANTORS, THOMAS NICHOLSON and SANDRA NICHOLSON, husband and wife, of the City of Chicago, in the County of Cook, State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, *TUSA* CONVEYS and WARRANTS to: NIKOLAY HRISTOZOV, a *Married* single person, of 482 Northern Parkway, City of Ridgewood, State of New Jersey, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

PARCEL 1: UNIT B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 801 SOUTH PLYMOUTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 26826101, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: UNIT P-043 IN THE 801 SOUTH PLYMOUTH COURT GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1 AND 2 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING BLOCKS 127 TO 134, BOTH INCLUSIVE IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, AND THAT PART OF VACATED SOUTH PLYMOUTH COURT LYING WEST OF AND ADJOINING LOT 1 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1 AFORESAID EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A-2 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26826099 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3: EASEMENT FOR VEHICULAR ACCESS AS CREATED BY THE OPERATING COVENANT RECORDED OCTOBER 18, 1983 AS DOCUMENT 26826098 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 26, 1981 AND KNOWN AS TRUST NUMBER 100467 TO WARREN BAKER DATED FEBRUARY 1, 1984 AND RECORDED FEBRUARY 28, 1984 AS DOCUMENT 26985147, IN COUNTY, ILLINOIS.

Commonly known as: 801 South Plymouth, Unit B and Parking Space 043, Chicago, Illinois 60605

PIN: 17-16-419-008-1002 Vol. 0511
17-16-419-006-1043 Vol. 0511

C.F.
3

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 DEC. - 3.09

STATE TAX

28200000 #

REAL ESTATE TRANSFER TAX
 00400.00
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 DEC. - 3.09

COUNTY TAX

28200028 #

REAL ESTATE TRANSFER TAX
 00200.00
 FP 103028

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 DEC. - 3.09

CITY TAX

000007551 #

REAL ESTATE TRANSFER TAX
 04200.00
 FP 102812

Office of Cook County Clerk's Office

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Sellers, **THOMAS NICHOLSON AND SANDRA NICHOLSON**, of Chicago, Illinois in consideration of Ten and no/100 (\$10.00) dollars, receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over to Buyer, **NIKOLAY HRISTOZOV** of Ridgewood, New Jersey, the following described personal property, to-wit;
 All personal property described in the real estate contract by and between Nikolay Hristozov as Buyer and Thomas Nicholson and Sandra Nicholson as Sellers dated October 14, 2009.

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. *All warranties of quality, fitness, and merchantability are hereby excluded.*

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale at Chicago, Illinois this 3 of Nov, 2009.

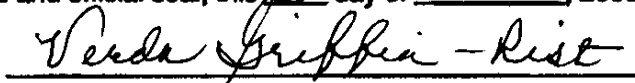
 (SEAL)
 THOMAS NICHOLSON

 (SEAL)
 SANDRA NICHOLSON

STATE OF IL)
) SS.
 COUNTY OF Cook

I, THOMAS NICHOLSON AND SANDRA NICHOLSON, a notary public in and for said County, in the State, DO HEREBY CERTIFY that THOMAS NICHOLSON and SANDRA NICHOLSON, husband and wife, 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.

GIVEN under my hand and official seal, this 3 day of Nov, 2009.


 Notary Public

Commission expires SEPT. 5, 2011

Prepared by:
 Paul M. Bach
 P.O. Box 1285
 Northbrook IL 60065
 847-564-0808

