

# UNOFFICIAL COPY

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Doc#: 1017635110 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/25/2010 02:48 PM Pg: 1 of 3

## WARRANTY DEED

### MAIL TO:

Mr. Steven M. Shaykin  
Attorney at Law  
2227A Hammond Drive  
Schaumburg, Illinois 60173

### SEND SUBSEQUENT TAX BILLS TO:

Mr. Paul Antonov  
Ms. Olga Antonova  
Ms. Romas Pisman  
706 Waukegan Road, Unit 402  
Glenview, Illinois 60025

THE GRANTOR(S),

**LEONARD M. GROUPE AND HINDA G. GROUPE, HUSBAND AND WIFE**

of the City of Glenview, County of Cook, State of Illinois for the consideration of Ten and 00/XX-----  
(\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S)  
to wit

**PAUL ANTONOV AND OLGA ANTONOVA AND ROMAN PISMAN, AS JOINT TENANTS**

Of 7635 Danbury Circle, West Bloomfield, Michigan, all of Grantor's interest in the following described Real  
Estate situated in the County of Cook in the State of Illinois, to wit

see legal description attached hereto and made a part hereof

Commonly known as: 706 Waukegan Road, Unit 402, Glenview, Illinois 60025

P.I.N.: 04-35-314-045-1028

Subject to conditions, covenants, easements and restrictions of records and real estate taxes for second  
installment 2009 and subsequent years.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of  
any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution  
or otherwise. **This is NOT homestead property as to Alan S. Groupe.**

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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DATED this 7 day of MAY, 2010.

X Alan S. Groupe ATTORNEY IN FACT  
ALAN S. GROUPE, ATTORNEY IN FACT  
FOR LEONARD M. GROUPE

X Alan S. Groupe ATTORNEY IN FACT  
ALAN S. GROUPE, ATTORNEY IN FACT  
FOR HINDA G. GROUPE

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX  
JUN. 15. 10  
REVENUE STAMP

STATE TAX  
STATE OF ILLINOIS  
JUN. 15. 10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000049247	REAL ESTATE TRANSFER TAX
	0009250
	FP326665
# 0000034364	REAL ESTATE TRANSFER TAX
	0018500
	FP326652

State of Illinois )  
                          ) SS  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ALAN S. GROUPE** is/are 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.

Given under my hand and official seal, this 7<sup>th</sup> day of May, 2010.

Commission expires \_\_\_\_\_ Notary Public

**MATHEW J. SASSO**  
NOTARY PUBLIC  
STATE OF NEW HAMPSHIRE  
MY COMMISSION EXPIRES DEC. 11, 2012

This instrument was prepared by MORTON J. RUBIN, 3330 Dundee Road, #C-4, Northbrook, Illinois 60062, #3796

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Legal Description:****PARCEL 1:**

UNIT C-402, IN THE ORCHARD GLEN CONDOMINIUM NUMBER 3, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR3057543, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET EASEMENT OVER THE LAND FIVE FEET EITHER SIDE OF A LINE SHOWN ON EXHIBIT 'A' ATTACHED TO THE GRANT WHICH LINE SURROUNDS THE 4 STORY AND BASEMENT BRICK CONDOMINIUM BUILDING ON THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, FILED OCTOBER 31, 1975 AS DOCUMENT LR 283432

**Permanent Index Number:**

Property ID: 04-35-314-045-1028

**Property Address:**

706 WAUKEGAN ROAD, UNIT 402  
GLENVIEW, IL 60025