

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Nickolas Prittis
1300 Jefferson Street, Suite 303
Des Plaines, IL 60016



Doc#: 1106335103 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/04/2011 10:12 AM Pg: 1 of 3

Name and Address of Taxpayer:

Boyko Dimitrov
5537 S. Aberdeen
Chicago, IL 60621

THE GRANTOR, TIPHARETH GROUP LLC, a limited liability company organized in the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand and paid, **CONVEYS and WARRANTS** to BOYKO DIMITROV, unmarried, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

[See legal description attached hereto.]

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.

DATED this 22 day of February, 2011

TIPHARETH GROUP LLC
By Richard Swiech, Manager

(SEAL)

TIPHARETH GROUP LLC
By Alan Gross, Manager

(SEAL)

Boyko Dimitrov
Name of Grantee

Address Zip

Palmer-House & Alexander, P.C.
Name of Person Preparing Deed

888 E. Belvidere Road, # 123, Grayslake, IL 60030
Address Zip

STATE OF ILLINOIS
COUNTY OF COOK) SS

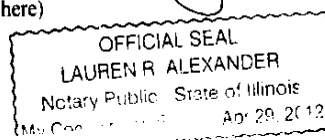
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Swiech, Manager of Tiphareth Group LLC and Alan Gross, Manager of Tiphareth Group LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 22 day of February, 2011.

(Impress Seal here)

Notary Public


Commission Expires: _____





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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER	02/23/2011
 CHICAGO:	\$2,531.25
CTA:	\$1,012.50
TOTAL:	\$3,543.75
20-17-202-016-0000 20110101600549 Z3D9LM	

REAL ESTATE TRANSFER	02/23/2011
  COOK	\$168.75
ILLINOIS:	\$337.50
TOTAL:	\$506.25
20-17-202-016-0000 20110101600549 GYKYZR	

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LEGAL DESCRIPTION

LOT 29 IN A.M PENCE' S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
5537 S. ABERDEEN, CHICAGO, IL 60621

PERMANENT INDEX NUMBER:
20-17-202-016-0000

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.

Property of Cook County Clerk's Office