

F.A.T.I.C.

File # 2202612

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1131904028

WARRANTY DEED

Statutory (Illinois)

Doc#: 1131904028 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/15/2011 09:04 AM Pg: 1 of 4

MAIL TO: Kagan Law Offices, Ltd.
3330 Dundee Road #C-5
Northbrook, IL 60062

Name & Address of Taxpayer

Alexander Shnaydman
250 Prairie View Lane
Wheeling, IL 60090

THE GRANTOR(S) Walter V. Vla and Alemka Vla, husband and wife, and Dean Vla, married to Trinity Vla, of the Village of Wheeling, County of Cook, State of Illinois, for and in consideration of

TEN AND NO/100----- DOLLARS and other good and valuable considerations in hand paid.

CONVEY(S) AND WARRANT(S) TO: Alexander Shnaydman, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

See attached legal description

Subject to general real estate taxes for year 2011 and subsequent years, covenants, conditions and restrictions of record, building lines and easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s) 03-02-201-040-0000

Address of Property: 250 Prairie View Lane, Wheeling, IL 60090

DATED this 25th day of October, 2011

[Signature]

Walter V. Vla

[Signature]

Alemka Vla

[Signature]

Dean Vla

[Signature]

Trinity Vla

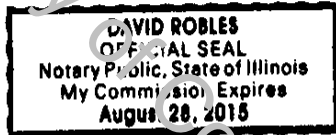
S Y
P 3
S N
SC Y
INT [initials]

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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 Walter V. Vla, Alemka Vla, Dean Vla and Trility Vla, 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 sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 25th day of October, 2011.



David Robles

NOTARY PUBLIC


My commission expires


IMPRESS SEAL HERE:

NAME AND ADDRESS OF PREPARER:

COUNTY-ILLINOIS TRANSFER STAMPS

Ivan Vasic, Atty. at Law
1011 Lake St. #309
Oak Park, IL 60301

STATE OF ILLINOIS	
STATE TAX	OCT. 31.11
	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 000014615	REAL ESTATE TRANSFER TAX
	0022200
	FP 103027

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	NOV. -1.11
	
REVENUE STAMP	
# 000014622	REAL ESTATE TRANSFER TAX
	0011100
	FP 103028

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT NO. 250:

OF THAT PART OF AREA 2 IN LOT 2 OF "EQUESTRIAN GROVE SUBDIVISION", BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE COOK COUNTY RECORDER'S OFFICE ON NOVEMBER 6, 1995, AS DOCUMENT NO. 85761684, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 87 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 433.51 FEET, THENCE SOUTH 02 DEGREES 18 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID AREA 2, THENCE SOUTH 87 DEGREES 42 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID AREA 2 A DISTANCE OF 80.33 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 02 DEGREES 18 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID AREA 2 A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF SAID AREA 2, THENCE SOUTH 87 DEGREES 42 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID AREA 2 A DISTANCE OF 28.33 FEET TO THE SOUTHWEST CORNER OF SAID AREA 2, THENCE NORTH 02 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID AREA 2 A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF SAID AREA 2, THENCE NORTH 87 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID AREA 2 A DISTANCE OF 28.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96487202 AND AMENDED BY DOCUMENT NUMBER 96518791 RECORDED JULY 8, 1996.

Permanent Index #'s: 03-02-201-040-0000 Vol. 0231

Property Address: 250 Prairie View Lane, Wheeling, Illinois 60090

Cook County Clerk's Office

UNOFFICIAL COPY



2 COMMUNITY BLVD
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 250 PRAIRIE VIEW has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: Carol Tress

Name: Carol Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: 10/21/2011

Property of Cook County Clerk's Office