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1209655002D

Doc#: 1209655002 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/05/2012 11:07 AM Pg: 1 of 3

WARRANTY DEED

Individual to Individual

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

THE GRANTOR,

Victor I. Ivanov (aka Vatio I. Ivanov and Victor Ivanov) and Daniela V. Ivanova (aka Daniela Ivanova), husband and wife of 1207 S. Old Wilke Road, #202, Arlington Heights, IL for and in consideration of TEN DOLLARS (\$10.00) and other consideration in hand paid, CONVEYS and WARRANTS to Ivan K. Koychev of 1116 S. New Wilke Road, #202, Arlington Heights, IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: See Exhibit A attached.

SUBJECT TO: Covenants, Conditions and Restrictions of Record.

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

Permanent Index Number: 08-08-201-012-1198

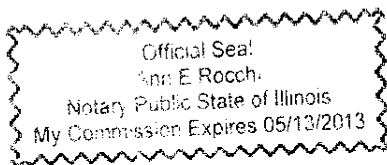
Address of Real Estate: Garage Unit G15-1, located at 1207 S. Old Wilke Road, Arlington Heights, IL
60005

Dated this 28 day of Feb, 2012.

Victor Ivanov
Victor I. Ivanov

Daniela Ivanova
Daniela V. Ivanova

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Victor I. Ivanov (aka Vatio I. Ivanov and Victor Ivanov) and Daniela V. Ivanova (aka Daniela Ivanova), husband and wife, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.



Subscribed and sworn to before me this
28 day of Feb, 2012.

Ann E. Rocchi
Notary Public

Mail To & Mail Tax Bill To: Ivan K. Koychev, 1116 S. New Wilke Road, #202, Arlington Hts, IL 60005
Prepared By: James Philip Habel, Esquire, 851 Dovington Court, Hoffman Estates, IL 60169.

UNOFFICIAL COPY**EXHIBIT A. (Page 1)**

Parcel 1: G15-1 in Mallard Cove Condominium, as delineated and defined on the Plat of Survey of the following described parcel of real estate:

That part of the Northeast $\frac{1}{4}$ of Section 8, Township 41 North, Range 11, East of the Third Principal Meridian, bounded and described as follows: commencing at the intersection of the center line of Weber Drive (formerly Old Wilke Road) (said center line also being the West line of the East $\frac{3}{4}$ of the East $\frac{1}{2}$ of Section 5 and Section 8, Township 41 North, Range 11, East of the Third Principal Meridian) and the North line of fractional Section 5, Township 41 North, Range 11, East of the Third Principal Meridian; thence South 00 degrees 18 minutes 21 seconds East along the center line of said Weber Drive, 1,369.27 feet to a point; thence North 89 degrees 41 minutes 39 seconds East 33.0 feet to a point on the East line of Weber Drive as dedicated by Document No. 88155952, said point being the place of beginning; thence continuing North 89 degrees 41 minutes 39 seconds East, 59.50 feet; thence North 00 degrees 18 minutes 21 seconds West, 65.00 feet; thence North 89 degrees 41 minutes 39 seconds East, 82.50 feet, thence North 00 degrees 18 minutes 21 seconds West, 70.00 feet, thence North 89 degrees 41 minutes 39 seconds East, 426.0 feet, thence South 00 degrees 18 minutes 21 seconds East 70.0 feet; thence North 89 degrees 41 minutes 39 seconds East, 82.50 feet; thence South 00 degrees 18 minutes 21 seconds East, 65.00 feet; thence North 89 degrees 41 minutes 39 seconds East, 79.09 feet to the West line of New Wilke Road as dedicated by Document No. 88155952; thence South 00 degrees 00 minutes 00 seconds East, along the West line of said New Wilke Road; 590.24 feet; to a point of curve in the West line of said New Wilke Road; thence Southerly along a curved line convex Westerly having a radius of 950.0 feet an arc distance of 221.63 feet (the chord of said arc bears South 06 degrees 41 minutes 00 seconds East, 221.12 feet); thence North 89 degrees 55 minutes 17 seconds West, 102.20 feet; thence North 00 degrees 18 minutes 21 seconds West, 115.0 feet; thence North 89 degrees 55 minutes 17 seconds West, 45.0 feet; thence North 00 degrees 18 minutes 21 seconds West, 125.0 feet; thence North 89 degrees 55 minutes 17 seconds West, 250.0 feet; thence North 00 degrees 18 minutes 21 seconds West, 199.0 feet, thence North 89 degrees 55 minutes 17 seconds West, 353.81 feet to the East line of said Weber Drive, thence North 00 degrees 18 minutes 21 seconds West along the East line of said Weber Drive, 445.95 feet to the point of beginning all in Cook County, Illinois.

Also

That part of the Northeast $\frac{1}{4}$ of Section 8, Township 41 North, Range 11, East of the Third Principal Meridian, bounded and described as follows: commencing at the intersection of the center line of Weber Drive (formerly Old Wilke Road) (said center line also being the West line of the East $\frac{3}{4}$ of the East $\frac{1}{2}$ of Section 5 and Section 8, Township 41 North, Range 11, East of the Third Principal Meridian) and the North line of fractional Section 5, Township 41 North, Range 11, East of the Third Principal Meridian; thence South 00 degrees 18 minutes 21 seconds East along the center line of said Weber Drive, 552.0 feet to a point; thence South 89 degrees 55 minutes 17 seconds East, 33.0 feet to a point on the East line of Weber Drive as dedicated by Document Number 88155952, said point being the place of beginning; thence continuing South 89 degrees 55 minutes 17 seconds East, 355.00 feet; thence South 00 degrees 18 minutes 21 seconds East, 679.67 feet; thence South 89 degrees 41 minutes 39 seconds West 212.99 feet; thence South 00 degrees 18 minutes 21 seconds East, 70.0 feet; thence South 89 degrees 41 minutes 39 seconds West, 82.50 feet; thence South 00 degrees 18 minutes 21 seconds East, 65.0 feet; thence South 89 degrees 41 minutes 39 seconds West, 59.90 feet to the East line of said Weber Drive, thence North 00 degrees 18 minutes 21 seconds West along the East line of said Weber Drive, 817.05 feet, to the place of beginning, all in Cook County, Illinois.

Also

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EXHIBIT A. (Page 2)

That part of the Northeast ¼ of Section 8, Township 41 North, Range 11, East of the Third Principal Meridian, bounded and described as follows: commencing at the intersection of the center line of Weber Drive (formerly Old Wilke Road) (said center line also being the West line of the East ¼ of the East ½ of Section 5 and Section 8, Township 41 North, Range 11, East of the Third Principal Meridian) and the North Line of fractional Section 5, Township 41 North, Range 11, East of the Third Principal Meridian; thence South 00 degrees 18 minutes 21 seconds East along the center line of said Weber Drive, 552.0 feet to a point: thence South 89 degrees 55 minutes 17 seconds East, 388.0 feet to the place of beginning, thence continuing South 89 degrees 55 minutes 17 seconds East, 378.94 feet to a point on the West line of New Wilke Road as dedicated by Document Number 88155952, thence South 00 degrees 00 minutes 00 seconds East, along the West line of said new Wilke Road, 812.14 feet; thence South 89 degrees 41 minutes 39 seconds West, 79.09 feet; thence North 00 degrees 18 minutes 21 seconds West, 65 feet, thence South 89 degrees 41 minutes 39 seconds West, 82.50 feet, thence North 00 degrees 18 minutes 21 seconds West 70.00 feet, thence South 89 degrees 41 minutes 39 seconds West, 213.01 feet, thence North 00 degrees 18 minutes 21 seconds West, 679.67 feet to the place of beginning in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium Recorded November 21, 1996 as Document Number 96889987 and as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2: Non-exclusive perpetual easement appurtenant to and for the benefit of Parcel 1 created by that cross-easement agreement dated September 10, 1969 and recorded November 25, 1969 as Document Number 21023805 for ingress, egress, public utilities, and sanitary sewer and water over the property shaded on Exhibit B attached to said cross-easement agreement, in Cook County, Illinois.

Permanent Index Number: 08-08-201-012-1198

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