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**SPECIAL WARRANTY
DEED**
(Limited Liability Company to
Individual)

Doc#: 1234750000 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2012 07:59 AM Pg: 1 of 3

THIS INDENTURE, made this 2 day of November 2012, by and between **MAX KANARSKY** Managing Member of **CHICAGO REALTY GROUP, LLC** an Ohio limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part **ATANAS BORISOV ILCHEV**, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of TEN AND NO/100THS (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid by the party of the second part, receipt of which is hereby expressly acknowledged, and pursuant to the authority of the Members of said company, by these presents does hereby REMISE, RELEASE and CONVEY unto the party of the second part, and to his/her successors and/or assigns, forever, all of the following described real estate, individually, being situated in Cook County, Illinois, and legally described as follows, to-wit:

See Legal Description Attached as Exhibit "A"

Permanent Index No. : 03-35-300-053-0000
Address of Real Estate: 205 N. Louis St., Unit C, Mount Prospect, IL 60056

Return to:
SUCCESS TITLE SERVICES, INC.
400 Skokie Blvd Ste. 380
Northbrook, IL 60062

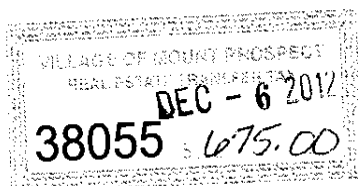
STS12-02725

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and 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.

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, in and to the above described premises; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her successors and/or assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, his/her successors and/or assigns, that it has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner, encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under him, it WILL WARRANT AND FOREVER DEFEND.

DATED this 2 day of NOV, 2012.



MAX KANARSKY Managing Member of
CHICAGO REALTY GROUP, LLC

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Success Title Services, Inc.
As an Agent for Fidelity National Title Insurance Company
400 Skokie Blvd. Ste. 380 Northbrook, IL 60062

Commitment Number: STS12_02725

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
205 N. LOUIS STREET, #C
MOUNT PROSPECT, IL 60056
Cook County

The land referred to in this Commitment is described as follows:

THE SOUTH 21.22 FEET OF THE NORTH 69.01 FEET OF THAT PART OF LOT 2 IN TENUTA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 2003, AS DOCUMENT 0030305618 AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED FEBRUARY 10, 2004, AS DOCUMENT 0404139001, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES, 44 MINUTES, 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 25.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 141.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 116.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 46.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 116.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 46.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 03-35-300-053-0000