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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

TAIS 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, al' 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 Evilibit "A"

Permanent Index No.: 03-35-300-053-0000

Address of Real Estate: 205 N. Louis St., Unit C, Mount I rospect, IL 60056

SUCCESS TITLE SERVICES, INC

400 Skokie Blvd Ste. 380 /6/2-

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 appartaining 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 surfael 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.

DEC - 6 2012 38055 675.00 MAX KANARSKY Managing Member of CHICAGO REALTY GROUP, LLC

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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, MAX KANARSKY Managing Member of CHICAGO REALTY GROUP, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 5 day of Ecteber 2012

This instrumer, was prepared by: Peter J. Janus, Jr. 400 Skokie Blvd, Suits 380 Northbrook, IL 60062

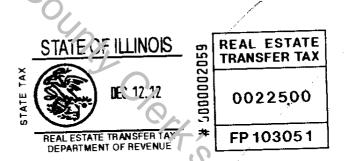
MATE TO:

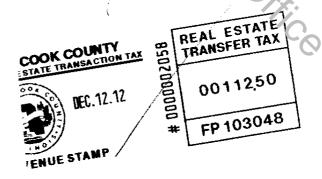
Thomas E. Haught Attorney at Law 939 N. Plum Grove Road Suite C Schaumburg, IL 60173

SEND SUBSEQUENT TAX BILLS TO:

ATNAS BORISOV ILCHEV 205 N. Louis St. Unit C Mount Prospect, IL 60056

GALINA MARKEVA Notary Public In and for the State of Chio My Commission Expires February 18, 2015





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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. Contion

PIN: 03-35-300-053-0000