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WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual



Doc#: 1307849034 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2013 12:38 PM Pg: 1 of 3

RECORDERS USE ONLY

THE GRANTOR(S) JAMES G. MANDRONIS and DORA A. MANDRONIS, (Husband and Wife), of the City of Skokie, County of Cook, State of Illinois for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to SVETLIN RADEV, (GRANTEE'S ADDRESS) of 52 Cherbourg Court, Wheeling, Cook County, Illinois, all interest in the following described Real Estate situated in the City of Chicago, County of Cook in the State of Illinois, to wit:

(**SEE ATTACHED LEGAL DESCRIPTION**)

SUBJECT TO: SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

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

Permanent Real Estate Index Number(s): 14-05-211-024-1115

Address(es) of Real Estate: 6157 North Sheridan Road, Unit 12-C,
Chicago, Illinois 60660

Dated this March 8, 2013.

James G. Mandronis

JAMES G. MANDRONIS

Dora A. Mandronis

DORA A. MANDRONIS

PRECISION TITLE PTC 13074

3X

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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, certify that James G. Mandronis and Dora A. Mandronis, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and she 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 official seal, this 8th day of March, 2013

Penelope Hope Mandronis
 NOTARY PUBLIC


SEAL:



Prepared By: George J. Mandronis
 Attorney At Law
 707 Skokie Blvd., Suite 600
 Northbrook, Illinois 60062

REAL ESTATE TRANSFER		03/12/2013
	CHICAGO:	\$577.50
	CTA:	\$231.00
	TOTAL:	\$808.50
14-05-211-024-1115 20130301601103 A0HEFL		

Mail To: Mr. Ronald Kaplan, Esq. c/o
 Law Office of Ronald Kaplan, LTD
 134 N. LaSalle Street, Suite 1710
 Chicago, Illinois 60602

REAL ESTATE TRANSFER		03/12/2013
 	COOK	\$38.50
	ILLINOIS:	\$77.00
	TOTAL:	\$115.50
14-05-211-024-1115 20130301601103 RL4LWV		

Send Subsequent Tax Bills To: *SUETLIN RADEV*
6157 N. SHERIDAN, RD. UNIT 12-C
CHICAGO, IL 60660

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LEGAL DESCRIPTION

EXHIBIT "A"

File Number: PTC13676

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PERMANENT INDEX NO.: 14-05-211-024-1115

UNIT NO. 12-C, IN EL LAGO CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY, (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF LOTS 3 AND 4 AND THE NORTH 25 FEET OF LOT 5 (EXCEPT THE WEST 14 FEET OF SAID LAND), IN BLOCK 9 IN COCHRAN'S SECOND ADDITION TO EDGEWATER SAID ADDITION BEING A SUBDIVISION OF THE EAST FRACTIONAL $\frac{1}{2}$ (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET AND EXCEPT THE RAILROAD), IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE COMMENCING AT A POINT ON THE NORTH LINE, EXTENDED EASTERLY, OF SAID LOT 3, 348.57 FEET EAST OF THE EAST LINE OF NORTH SHERIDAN ROAD, AS WIDENED; THENCE SOUTH TO INTERSECT THE NORTH LINE, EXTENDED EASTERLY OF SAID LOT 4, AT A POINT 347.99 FEET EAST OF SAID EAST LINE OF NORTH SHERIDAN ROAD, AS WIDENED; THENCE SOUTH TO INTERSECT THE NORTH LINE EXTENDED EASTERLY OF SAID LOT 5, AT A POINT 347.41 FEET EAST OF SAID EAST LINE OF NORTH SHERIDAN ROAD, AS WIDENED; THENCE SOUTH TO INTERSECT THE SOUTH LINE EXTENDED EASTERLY, OF THE NORTH 25 FEET OF SAID LOT 5, AT A POINT 346.88 FEET EAST OF THE EAST LINE OF SAID SHERIDAN ROAD, AS WIDENED, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24998056, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

6157 N. SHERIDAN ROAD, UNIT 12C,
CHICAGO IL 60660