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WARRANTY DEED
Statutory (Illinois)

APF-1300255 1d2

Doc#: 1311612039 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/26/2013 11:23 AM Pg: 1 of 2

THE GRANTOR, RUMEN ZDRAVKOV, a married man, of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO NADIA ADNANE, of 1305 N. Maplewood Avenue, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2012 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 12-11-119-020-1001

Address of Real Estate: 5301 N. Delphia Avenue, Unit 101, Chicago, IL 60656

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.
and Grantor's spouse's

This is not the Grantor's homestead property.

DATED this 10th day of April, 2013

Rumen Zdravkov (SEAL)
Rumen Zdravkov

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

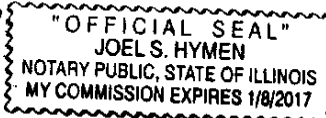
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that RUMEN ZDRAVKOV, a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, 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 10th day of April, 2013

Joel S. Hymen
Notary Public

This instrument was prepared by JOEL S. HYMEN, 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089.

MAIL TO:
Dennis Moran
100 W. Roosevelt
Wheaton, IL 60187



SEND SUBSEQUENT TAX BILL TO:
Nadia Adnane
5301 N. Delphia Ave, unit 101
Chicago, IL 60656

S 1/2
P 2
3 1/2
SC 1/2
INT 1/2

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Address Given: 5301 N. Delphia Avenue, Unit 101
Chicago, IL 60656

Property Tax No(s): 12-11-119-020-1001


Legal Description:



UNIT 101 IN 5301-17 NORTH DELPHIA CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOT 14 IN ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NO. 1 IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NO. 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 3 IN SAID SUBDIVISION 965.76 FEET; THENCE SOUTH 468.26 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED:

THENCE SOUTH 159.0 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES, 58 MINUTES WEST 309.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 1 DEGREE 38 MINUTES 10 SECONDS EAST 158.92 FEET; THENCE EAST 304.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MC NERNEY-GOSLIN, INC., A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22199542, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

REAL ESTATE TRANSFER		04/17/2013
	CHICAGO:	\$543.75
	CTA:	\$217.50
	TOTAL:	\$761.25
12-11-119-020-1001 20130301606179 DD7ZXR		

12-11-119-020-1001 20130301606179 PFMGMS			
TOTAL:	\$108.75		
ILLINOIS:	\$72.50		
COOK	\$36.25		
04/17/2013		REAL ESTATE TRANSFER	