

# UNOFFICIAL COPY

## WARRANTY DEED



THE GRANTORS, **GREEN WAVE HOLDING L.L.C.**, an Illinois Limited Liability Company, with its principal offices in Northbrook, County of COOK, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

Doc#: 1312750000 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/07/2013 09:01 AM Pg: 1 of 4

### ANGEL CUSTODIO

of the city of Wheeling, Illinois,  
the following described Real Estate situated  
in the County of COOK in the State of Illinois:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

hereby releasing and warranting all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois **TO HAVE AND TO HOLD**, said premises forever.

Permanent Index Number(s): 03-03-404-043-0000  
Address of the Real Estate: 614 IVY COURT, WHEELING, ILLINOIS 60090

DATED this 26<sup>th</sup> day of APRIL, 2013

**GREEN WAVE HOLDING, L.L.C.**

By: Lyudmila Polyakova  
**LYUDMILA POLYAKOVA, MANAGING MEMBER**

STATE OF ILLINOIS }  
                                  }SS.  
COUNTY OF COOK }

Return to:  
PROPERTY TITLE, LLC  
400 Skokie Blvd Ste. 380  
Northbrook, IL 60062

PT13-00141

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LYUDMILA POLYAKOVA as Managing Member of GREEN WAVE HOLDING L.L.C. an Illinois Limited Liability Company**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this said instrument as the 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 26<sup>th</sup> day of April, 2013.

\_\_\_\_\_  
NOTARY PUBLIC



This instrument prepared by: Yelena R. Shvartsman, P.C., 400 Skokie Blvd, Suite 220, Northbrook, Illinois 60062.

~~AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:~~

HARRY MISSERLIAN  
9933 LAWLER SE 304  
SKOKIE, IL 60077

TAX BILLS SENT TO

ANGEL CUSTODIO  
614 IVY COURT,  
WHEELING IL 60090

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Property of Cook County Clerk's Office

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**



MAY - 7. 13

**REVENUE STAMP**

# 0000002553

<b>REAL ESTATE TRANSFER TAX</b>
00070.00
FP 103048

**STATE OF ILLINOIS**



MAY - 7. 13

**STATE TAX**

**REAL ESTATE TRANSFER TAX**  
**DEPARTMENT OF REVENUE**

# 0000002557

<b>REAL ESTATE TRANSFER TAX</b>
00140.00
FP 103051

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

of premises commonly known as 614 IVY COURT, WHEELING, ILLINOIS 60090

### PARCEL 1:

UNIT 02, BUILDING 14, LOT 7 OF LAKESIDE VILLAS UNIT 2, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION DATED DECEMBER 9, 1971 AS DOCUMENT 21571908 AND AS AMENDED BY DOCUMENT DATED MARCH 23, 1972 AND RECORDED MARCH 30, 1972 AS DOCUMENT 21851782 AND AMENDED BY DOCUMENT DATED APRIL 25, 1972 AND RECORDED MAY 1, 1972 AS DOCUMENT 21884592 AND FURTHER AMENDED BY DOCUMENT DATED MAY 8, 1972 AND RECORDED MAY 15, 1972 AS DOCUMENT 21902197 AND CREATED BY DEED FROM ZALE CONSTRUCTION COMPANY, INC., A CORPORATION OF ILLINOIS TO BARRY ROSENTHAL AND KAREN SUE ROSENTHAL, HIS WIFE, DATED MARCH 9, 1973 AND RECORDED APRIL 17, 1973 AS DOCUMENT 22292207 ALL IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 03-09-404-043-0000

### SUBJECT TO:

covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate for 2012 and subsequent years.

**UNOFFICIAL COPY**

5221



**2 COMMUNITY BLVD  
Wheeling, Illinois 60090  
(847) 459-2600 • Fax (847) 459-9692**

**VILLAGE OF WHEELING TRANSFER CERTIFICATE**

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code 614 P.Y.C.T has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: Carol Tress

Name: Carol Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: 4/23/2013