

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)



Doc#: 1315404127 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2013 02:08 PM Pg: 1 of 2

THE GRANTOR, TOTYO N. PARVOV AND LILIYA V. PARVOV, husband and wife, 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 MARIO GALAN, of 2633 W. Cortland St., Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*APP-1310391
10/3*

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: 13-18-409-034-1015

Address of Real Estate: 6530 W. Irving Park Rd., Unit 305, Chicago, IL 60634

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.

DATED this 24th day of April, 2013

[Signature] (SEAL)
Totyo N. Parvov

[Signature] (SEAL)
Liliya V. Parvov

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 TOTYO N. PARVOV AND LILIYA V. PARVOV, husband and wife, 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 they 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.

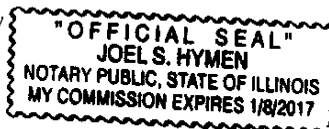
Given under my hand and official seal this 24th day of April, 2013

[Signature]
Notary Public
S
P
S
SC
INTAR

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

MAIL TO:

Mario Galan
6530 W. Irving Park Rd
Chicago, IL 60634



SEND SUBSEQUENT TAX BILL TO:

Same

UNOFFICIAL COPY

Address Given: 6530 W. Irving Park Road, Unit 305
CHICAGO, IL 60634

Property Tax No(s): 13-18-409-034-1015

Legal Description:


PARCEL 1:
UNIT 305 IN MERRIMAC SQUARE CONDOMINIUM NUMBER 3, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:



LOTS 1 AND 4 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 22, 1992, AS DOCUMENT NUMBER 92042350;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 05, 1993 AS DOCUMENT NUMBER 93337398, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND AS SET FORTH AND DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 07, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 09, 1991 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 05, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 09, 1992 AND KNOWN AS TRUST NUMBER 10346.

PARCEL 3:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-22 AND STORAGE SPACE NUMBER S-15, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 93337398, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER		05/07/2013
	CHICAGO:	\$750.00
	CTA:	\$300.00
	TOTAL:	\$1,050.00
13-18-409-034-1015 20130401606053 WMKQMZ		

REAL ESTATE TRANSFER		05/07/2013
 	COOK	\$50.00
	ILLINOIS:	\$100.00
	TOTAL:	\$150.00
13-18-409-034-1015 20130401606053 V03HHA		