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JVN
15821-12 0201 2K3
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Doc#: 1316848038 Fee: \$40.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2013 01:20 PM Pg: 1 of 2

And when recorded, please return
this deed ~~and tax statements~~ to:

David Kahn
728 Florsheim Dr.
Libertyville, IL 60048

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GENERAL WARRANTY DEED

THE GRANTOR(S), **JOHN MCNULTY AND KELLIE CHVOSTA, husband and wife, AS TENANTS IN COMMON**, of 507 BLACKBURN CT Danvers Grove 60516, County of DuPage, State of Illinois FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00), in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS, to **ALLA MOLCHANOV, a married woman**, whose address is 309 Hill Court East, Buffalo Grove, Illinois 60089, County of Lake, State of Illinois ("GRANTEE") all right, title, interest and claim to the following described real estate in the County of Cook, in the State of Illinois, the following legal description:

PARCEL 1: UNIT 17-2-714 IN CLAREMONT RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: CERTAIN LOTS IN CLAREMONT RIDGE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 16, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0413331077 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 18 AND 20 AS SHOWN ON THE PLAT OF SUBDIVISION OF CLAREMONT RIDGE RECORDED AS DOCUMENT NUMBER 0320927102 AND THE CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 032943123.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

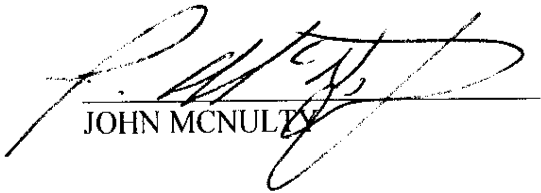
Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

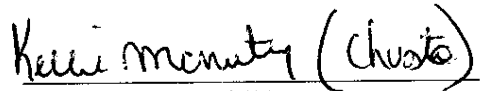
Permanent Real Estate Index Number: 02-12-401-038-1080
Address of Real Estate: 1139 N. Claremont Drive, Palatine, Illinois 60074

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EXECUTED this day of May 5th, 2013.

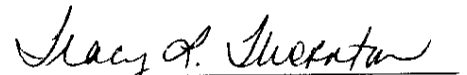

JOHN MCNULTY


KELLIE CHVOSTA

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **JOHN MCNULTY AND KELLIE CHVOSTA** 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.

Given under my hand and notarial seal this 5th day of May, 2013.


Signature of Notary Public



(Seal)



TRACY L. THORNTON
Printed Name of Notary

My commission expires on 4-13-14, 2014.

MUNICIPAL TRANSFER STAMP (If Required)

REAL ESTATE TRANSFER	05/20/2013
 COOK	\$70.00
 ILLINOIS	\$140.00
TOTAL:	\$210.00

02-12-401-038-1080 | 20130501600852 | VVK8HK

NAME & ADDRESS OF PREPARER:
ANTHONY R. ALLEGRA
LAW OFFICES OF STANLEY E. NIEW
1000 JORIE BOULEVARD, SUITE 206
OAK BROOK, ILLINOIS 60523

Mail tax bills to:
Alla Molchanov
309 Hill Court East
Buffalo Grove, IL. 60089