

WARRANTY DEED
ILLINOIS STATUTORY

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Doc#: 1323345027 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2013 09:44 AM Pg: 1 of 3

Old Republic National Title
Insurance Company
20 S Clark Street Ste 2000
Chicago IL 60603

1240305 1/2

THE GRANTOR(S), KRISTIAN PETROV and KRISTINA S. DIMITROVA, husband and wife, of Northbrook Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to LARRY SPATZ, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. No transfers of the property can occur within the first 30 days of closing. Sales occurring between 31 and 90 days from the short sale date can have no resale of the property completed for a value that is greater than 120% or more of the short sale price.

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

Permanent Real Estate Index Number(s): 04-07-205-045-0000
Address(es) of Real Estate: 3951 Rutgers Lane, Northbrook, Illinois 60062

Dated this day of August 2013

KRISTIAN PETROV

KRISTINA S. DIMITROVA

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STATE OF ILLINOIS, COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KRISTIAN PETROV and KRISTINA S. DIMITROVA, personally known to me to be the same person(s) whose name(s) 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 16th day of August, 2013



(Notary Public)

Prepared By: Barry C. Zachary, Esq.
Barry C. Zachary P.C.
4709 Golf Road—Suite 475
Skokie, Illinois 60076

Mail To: Martin A Blumenthal
1 Northfield Plaza #300
Northfield, IL 60093

REAL ESTATE TRANSFER		08/20/2013
	COOK	\$225.50
	ILLINOIS:	\$451.00
	TOTAL:	\$676.50

04-07-205-045-0000 | 20130801601025 | ZYGJJM

Name & Address of Taxpayer:

Larry Spatz
726 Lorraine Circle
Highland Park IL 60035

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LEGAL DESCRIPTION

Lot 137 in Westview Unit 4, being a subdivision of Section 7, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Address commonly known as:
3951 Rutgers Lane
Northbrook, IL 60062

PIN#: 04-07-205-045-0000

Property of Cook County Clerk's Office