

# UNOFFICIAL COPY

WARRANTY DEED 1336249

THE GRANTORS,  
KEVIN FLUHLER,  
A single Person,



Doc#: 1405656048 Fee: \$40.00  
RHSP Fee: \$9.00 APRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/25/2014 03:35 PM Pg: 1 of 2

of the City of Schaumburg  
County of Cook,  
State of Illinois, for  
and in consideration of  
TEN AND 00/100 (\$10.00)  
DOLLARS, and other good  
and valuable considera-  
tion in hand paid,  
CONVEYS AND WARRANTS  
TO

(The Above Space for Recorder's Use Only)

SVETLANA VAITKOUN  
1675 Hampshire Drive  
Elk Grove Village, IL 60007

Of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**PARCEL 1:**

**UNIT 1-02 IN HIDDEN POND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 16, 1993, AS DOCUMENT 93117717, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR THE HIDDEN POND HOMEOWNERS ASSOCIATION RECORDED FEBRUARY 16, 1993, AS DOCUMENT 93117759, IN COOK COUNTY, ILLINOIS.**

SUBJECT TO: covenants, conditions, and restrictions of record, private, public, and utility easements and roads and highways; party wall rights and agreements; declaration of condominium ownership; general taxes for the year 2013 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year.

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

Permanent Real Estate Index Number: 02-34-102-064-1170  
Address of Real Estate: 1029 Buccaneer Drive, #1-02, Schaumburg, IL 60173

2+

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DATED this 23<sup>rd</sup> day of January, 2014.

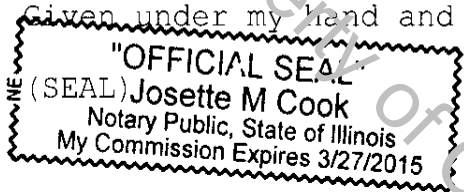
X Kevin Fluhler (SEAL)  
Kevin Fluhler

STATE OF ILLINOIS, COUNTY OF COOKSS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT KEVIN FLUHLER, a single person,

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 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 23<sup>rd</sup> day of January, 2014



Josette M Cook  
Notary Public

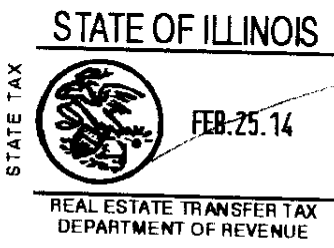
THIS INSTRUMENT PREPARED BY: Steven M. Shaykin, Steven M. Shaykin, P.C.,  
5105 Tollview Drive, Suite 265, Rolling Meadows, IL 60008

SEND SUBSEQUENT TAX BILLS TO: Svetlana Vaitkoun  
1675 HAMPSHIRE DR.  
ELK GROVE, IL 60007

MAIL TO:

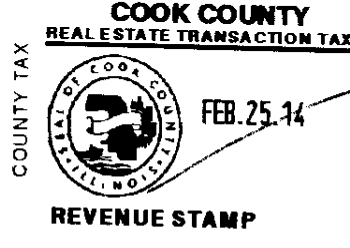
LAKESHORE TITLE AGENCY  
1301 E. HIGGINS RD  
ELK GROVE VILLAGE, IL 60007

VILLAGE OF SCHAMMBURG  
REAL ESTATE TRANSFER TAX  
23857 \$100.00



REAL ESTATE TRANSFER TAX
00100.00
FP 103051

# 0000003572



REAL ESTATE TRANSFER TAX
00050.00
FP 103048

# 0000003572