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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1411426039 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2014 11:23 AM Pg: 1 of 3

First American Title
Order # 2512653

Preparer File: 2512653
FATIC No.: 2512653

THE GRANTOR(S) Thomas G. Curtin, married to Leslee Rae Curtin, single of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Kvasimir Angelov, _____, of 5805 N. Fairheld Avenue, Chicago, IL 60659 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

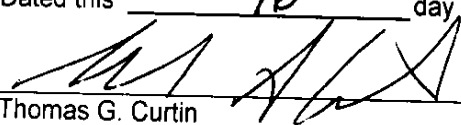
SUBJECT TO: General real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party walls 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.

*Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sale price greater than 105,720.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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 individually, forever.
This is not Homestead Property for Leslee Rae Curtin.

Permanent Real Estate Index Number(s): 13-14-315-041-1008

Address(es) of Real Estate: 4203 N. Lawndale Avenue, #3, Chicago, IL 60618
Dated this 16 day of April, 20 14


Thomas G. Curtin

S Y
P 3
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INT OB



First American
Title Insurance Company

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STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas G. Curtin, 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 16 day of April, 2014.



Melissa M Ufford
Notary Public

Prepared by:
Law Offices of Robert E. Blinstrubas, P.C.
15 Spinning Wheel Road Suite 300
Hinsdale, IL 60521

Mail to:
~~Judith Kott, Esq.~~ Kozar Law Office
105 S. Adell Place
Elmhurst, IL 60126

Name and Address of Taxpayer:
Kvasimir Angelov
~~4203 Laendle Avenue, #3~~ 5805 N. Fairfield Ave
~~Chicago, IL 60618~~ Chicago, IL 60659

REAL ESTATE TRANSFER		04/18/2014
	CHICAGO:	\$663.75
	CTA:	\$265.50
	TOTAL:	\$929.25

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REAL ESTATE TRANSFER		04/18/2014
	COOK	\$44.25
	ILLINOIS:	\$88.50
	TOTAL:	\$132.75

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit 4203-3, in Lawndale Point Condominiums as delineated on a survey of the following described real estate:

Parcel 1:

Lots 23 and 24 in Block 10 in Walkers Subdivision of Blocks 1 to 31 both inclusive in W.B. Walkers Addition to Chicago, in the Southwest 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the declaration of condominium made by 4201 Lawndale, LLC recorded in the office of the Recorder of Deeds of Cook County, Illinois as document number 0514632151, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to use storage space S.A.-5, a limited common element as delineated on the survey attached to the declaration aforesaid as document number 0514632151.

Permanent Index #'s: 13-14-315-041-1003 Vol.No 337

Property Address: 4203 N. Lawndale Avenue #1, Chicago, Illinois 60618

Property of Cook County Clerk's Office