

248575
FIRST AMERICAN TITLE

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First American Title Insurance Company

Doc#: 1428001053 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2014 11:34 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR(S) IRINA SHEVTSOV, divorced and not remarried woman, of the Village of Buffalo Grove, County of COOK, State of Illinois for and in consideration of TEN dollars and 0/100, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to CHONA TANCINCO, married woman, all interest in the following described Real Estate situated in the County of COOK in the State of ILLINOIS, to wit:

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

NOT Homestead Property

SUBJECT TO: 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 thirty day period Grantee is further prohibited from conveying the property for sales price greater than \$102,000.00 until 90 from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Permanent Real Estate Index Number(s): 03-15-402-015-1007
Address (es) of Real Estate: 1430 Sandstone Dr, Wheeling IL 60090

Dated this 17 day of Sept, 20 14

IRINA SHEVTSOV

REAL ESTATE TRANSFER TAX		26-Sep-2014
COUNTY:		42.50
ILLINOIS:		85.00
TOTAL:		127.50

03-15-402-015-1007 | 20140901629930 | 1-501-615-232

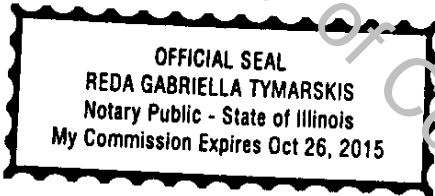
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, IRINA SHEVTSOV 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 17 day of September, 20 14.



(Notary Public)

[Exempt]

Prepared by:
Law Offices of David Freydin
8707 Skokie Blvd Ste 305
Skokie IL 60077

Mall to:
Elaine Kernes
Attorney at Law
4037 N. Harvard Ave
Arlington Heights, IL
60004

Name and Address of Taxpayer:

Chona Tancinco
1430 Sandstone Dr #107
Wheeling IL 60090

UNOFFICIAL COPY**Exhibit "A" – Legal Description**

[Legal Description]

PARCEL 1: UNIT NUMBER 107 IN THE SANDPEBBLE WALK BUILDING 5 CONDOMINIUM, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER T2716426, AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ILLINOIS ON MAY 17, 1972 AS DOCUMENT LR 2622769 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1972 KNOWN AS TRUST NUMBER 76524 TO EDWARD C. MOON AND BONNIE L. MOON, HIS WIFE AS DOCUMENT LR 2721746 OVER THAT PART OF THE WEST 430 FEET OF THE SOUTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15 LYING NORTHERLY OF SANDSTONE DRIVE (EXCEPT THAT PART FALLING PARCEL 1), IN COOK COUNTY ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS TO PARCELS 1 AND 2 AS CREATED BY GRANT IN DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1972 KNOWN AS TRUST NUMBER 76528 TO HELEN EAGLE, DATED JANUARY 16, 1973 AND FILED MARCH 6, 1973 AS DOCUMENT NUMBER LR 2678549 OVER, ALONG, ACROSS THAT PART OF SANDSTONE DRIVE AS DESCRIBED IN EXHIBIT "B" OF DOCUMENT LR 2678549 FALLING WITHIN THAT PART OF THE WEST 495 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15 BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15 SAID POINT BEING 170 FEET SOUTH OF (AS MEASURED ALONG SAID WEST LINE, WHICH BEARS SOUTH 00 DEGREES 04 MINUTES 17 SECONDS EAST) THE NORTHWEST CORNER OF THE SOUTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, THENCE SOUTH 52 DEGREES 07 MINUTES 36 SECONDS EAST, 48) .86 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 17 SECONDS EAST 130 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS WEST 380 FEET TO A POINT IN THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 04 MINUTES 17 SECONDS WEST ALONG THE WEST LINE, 424.24 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

1430 Sandstone Drive, Unit 107
Wheeling, IL 60090