



Doc#: 1432341034 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/19/2014 11:31 AM Pg: 1 of 2

**SPECIAL WARRANTY DEED**

**RECORD & MAIL TO:**

Daniel Petrescu  
4134 N. Keystone Ave., #3SE  
Chicago, IL 60640

**ADDRESS TAXPAYER/GRANTEE:**

Daniel Petrescu  
4134 N. Keystone Ave., #3SE  
Chicago, IL 60640

GRANTOR(S), **PROPERTY APPEARANCE, LTD.**, an Illinois Corporation of 1963 N. Sheffield Ave., Chicago, Illinois 60614, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S), By Authorized Corporate Resolution, TO the GRANTEE(S),

**DANIEL PETRESCU**, a married man, of 4134 N. Keystone Ave, #3SE, Chicago, IL 60640, the following described real estate in Cook County, to wit:

PARCEL 1: UNIT 4134-3SE IN THE 4134-3SE N. KEYSTONE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE DESCRIBED REAL ESTATE: LOT 10 IN BLOCK 20 IN IRVING PARK IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511839101, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE USE OF PARKING SPACE P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE ABOVE NOTED DECLARATION.

PIN: 13-15-417-031-1009


Address: 4134 N. Keystone Ave, #3SE, Chicago, Illinois 60640

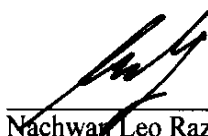
SUBJECT TO: (1) General real estate taxes for the year 2014, and subsequent years. (2) Covenants, conditions and restrictions of record, hereby releasing and waiving all rights, if any, under and by virtue of the Homestead Exemption Laws of the State of Illinois. **This is NOT HOMESTEAD PROPERTY.** To HAVE AND TO HOLD said premises in FEE SIMPLE.

Dated this 28th day of September, 2014.

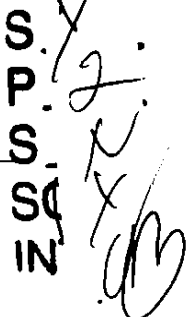
GRANTOR(S):

**PROPERTY APPEARANCE, LTD.**

  
\_\_\_\_\_  
Nachwan Leo Razko-It's President

  
\_\_\_\_\_  
Nachwan Leo Razko-It's Secretary

BOX 334 CT

S.P.S. IN  


CNE ST5154026 10/1 SP

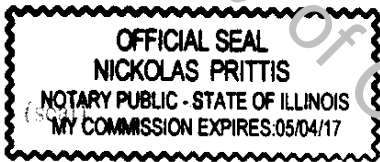
# UNOFFICIAL COPY

## ACKNOWLEDGEMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Nachwan Leo Razko, 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 notary seal, this 28<sup>th</sup> day of September, 2014.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public

My commission expires \_\_\_\_\_

Prepared By:

Nickolas K. Prittis, Esq.  
 The Legal Advocates Group, P.C.  
 1300 Jefferson Street – Suite 303  
 Des Plaines, IL 60016

| REAL ESTATE TRANSFER TAX                            | 30-Sep-2014            |
|---|------------------------|
|   | <b>CHICAGO:</b> 450.00 |
|   | <b>CTA:</b> 180.00     |
|   | <b>TOTAL:</b> 630.00   |
| 13-15-417-031-1009   20140901633350   1-651-971-200 |                        |

| REAL ESTATE TRANSFER TAX                            | 30-Sep-2014            |
|---|------------------------|
|   | <b>COUNTY:</b> 30.00   |
|   | <b>ILLINOIS:</b> 60.00 |
|   | <b>TOTAL:</b> 90.00    |
| 13-15-417-031-1009   20140901633350   1-521-546-368 |                        |