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WARRANTY DEED

Doc#: 1520956103 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2015 02:58 PM Pg: 1 of 4

THE GRANTOR, **MARINA TZAPLINA**,
a single woman, of the Village of
Oak Park, County of Cook, State of
Illinois, for and in consideration of ten
dollars (\$10.00) and other valuable
consideration in hand paid, CONVEYS
AND WARRANTS to:

FELIX KOLTSOV
of Beverly Hills, California

Retam to
PROPER TITLE, LLC
400 Skoklo Blvd Ste. 300
Northbrook, IL 60062

1041 P715 02075

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) 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 forever. SUBJECT TO: General Real Estate Taxes for 2015 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 16-07-323-101-0000
Address of Real Estate: 1020 W. MADISON ST, OAK PARK, IL 60302

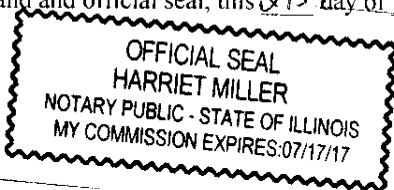
Dated this 21 day of July, 2015.

MARINA TZAPLINA

STATE OF ILLINOIS }
 }SS.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARINA TZAPLINA**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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. ** A single woman*

Given under my hand and official seal, this 21st day of July, 2015.


NOTARY PUBLIC

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This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,
Illinois 60062

~~AFTER RECORDING THIS~~
~~INSTRUMENT SHOULD BE SENT TO:~~

FELIX KOLTSOV

425 HUEHL RD., SUITE 4B, NORTHBROOK, IL
60062

Send subsequent tax bills to:

FELIX KOLTSOV

425 HUEHL RD., SUITE 4B, NORTHBROOK, IL
60062

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from 07/21/15. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$420,000 until 90 days from 07/21/15. These restrictions shall run with the land and are not personal to the Grantee.



JUL. 20. 15

# 0000004073	REAL ESTATE TRANSFER TAX
	0280 000
	FP 102801

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Dmitriy Meleshko

As an Agent for Fidelity National Title Insurance Company

200 Milwaukee Ave # 300 Buffalo Grove, Illinois 60089

Commitment Number: PT15_02075AA4

SCHEDULE C

PROPERTY DESCRIPTION

Property commonly known

as:

1020 W. MADISON ST.,

OAK PARK, IL

Cook County,

The land referred to in this Commitment is described as follows:

LOT 3 OF JOHN SCHEISS SUBDIVISION, OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON THE PLAT OF SURVEY PREPARED BY UNITED SURVEY SERVICE, LLC RECORDED AS DOCUMENT NUMBER 0628645011, IN COOK COUNTY, ILLINOIS.

16-07-323-101-0000

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	21-Jul-2015
	
	
COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00
16-07-323-101-0000	20150701607672
	0-606-116-736