

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, **DMITRIJS DUDALEVS AND JELENA MAKAROVA A.K.A YELENA MAKAROVA, HUSBAND AND WIFE**, of the city of WHEELING, County of COOK, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:



Doc#: 1527919029 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2015 09:20 AM Pg: 1 of 2

Vitali
~~Vitali~~ Polonsky 2
Irene Polonsky
716 CLEARWATER CT

of the city of WHEELING, Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois:

1560347 1/1 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.

Permanent Index Number(s): 03-16-202-008-1051
Address of the Real Estate: 1500 HARBOUR DR., #3P, WHEELING, IL 60090

DATED this 27 day of August, 2015

DMITRIJS DUDALEVS

JELENA MAKAROVA AKA
YELENA MAKAROVA

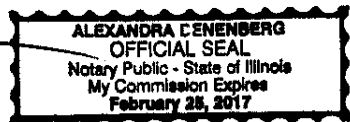
Old Republic National Title
Insurance Company
20 S Clark Street Ste 2000
Chicago IL 60603

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 **DMITRIJS DUDALEVS AND JELENA MAKAROVA A.K.A YELENA MAKAROVA, HUSBAND AND WIFE**, 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 this said instrument as the 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 27 day of August, 2015.

NOTARY PUBLIC



This instrument prepared by: Shvartsman Law Office, 400 Skokie Blvd, Suite 220, Northbrook, Illinois 60062.

AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO: Hymon & Blair PC, 1411 McHenry Rd #125 Buffalo Grove IL 60089

Send subsequent tax bills to: Vitali Polonsky, 1500 Harbour Dr. #3P Wheeling IL 60090

Real Estate Transfer Approved
Initials ANN Date 9/2/15

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

05-Oct-2015



COUNTY: 42.50

ILLINOIS: 85.00

TOTAL: 127.50

LEGAL DESCRIPTION

03-16-202-008-1051 | 20150901622922 | 0-503-381-888

of premises commonly known as 1500 HARBOUR DR., #3P, WHEELING, IL 60090

PARCEL 1:

UNIT NUMBER 3-P IN 1530 WEST HARBOUR DRIVE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOT 1 OF "LAKE OF THE WINDS SUBDIVISION", BEING A RESUBDIVISION OF THE NORTH 1/2 OF LOT 7 (EXCEPT THE EAST 20 FEET THEREOF USED FOR ROADWAY) IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 45 MINUTES 43 SECONDS WEST, A DISTANCE OF 165.24 FEET; THENCE EASTWARD ALONG A LINE BEING PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 52 MINUTES 40 SECONDS EAST, A DISTANCE OF 106.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 5 DEGREES 05 MINUTES 47 SECONDS WEST, A DISTANCE OF 66.29 FEET; THENCE NORTH 84

DEGREES 54 MINUTES 13 SECONDS EAST, A DISTANCE OF 129.34 FEET; THENCE NORTH 54 DEGREES 54 MINUTES 13 SECONDS EAST, A DISTANCE OF 129.91 FEET; THENCE SOUTH 35 DEGREES 05 MINUTES 47 SECONDS EAST, A DISTANCE OF 86.23 FEET; THENCE SOUTH 54 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 107.79 FEET; THENCE SOUTH 20 DEGREES 05 MINUTES 47 SECONDS EAST, A DISTANCE OF 107.21 FEET; THENCE SOUTH 69 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 86.39 FEET; THENCE NORTH 20 DEGREES 05 MINUTES 47 SECONDS WEST, A DISTANCE OF 106.89 FEET; THENCE SOUTH 84 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 108.24 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 27, 1972 AND KNOWN AS TRUST NUMBER 45068, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22762748; TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 24, 1974 AND RECORDED AS DOCUMENT NUMBER 22762747 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST NO. 45068 TO THOMAS E. WOELFLE DATED FEBRUARY 24, 1974 AND RECORDED AUGUST 14, 1974 FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from September 4, 2015. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$102,000 until 90 days from September 4, 2015. These restrictions shall run with the land and are not personal to the Grantee.

SUBJECT TO:

covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate for 2014 and subsequent years.