

# UNOFFICIAL COPY



Doc#: 1535704023 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/23/2015 09:28 AM Pg: 1 of 3

**PREPARED BY:**

Law Office of Ryan B. Werner, LLC  
1655 N. Arlington Heights Rd, #104E  
Arlington Heights, IL 60004

**MAIL TAX BILL TO:**

Natalka Panchuk-Coltan  
711 S. Des Plaines River Rd., Unit 305  
Des Plaines, IL 60016

150443600100

2/3

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Mary E. Haag, Michael A. Melchert and Daniel J. Melchert, Heirs and devisees of the Estate of Ilene Melchert, deceased, of the Village of Hoffman Estates, State of Illinois, and City of Fountain Hill, State of Arizona, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Natalka Panchuk-Coltan, a single person, of 386 Adler St., Unit 302, Des Plaines, Illinois 60016, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Unit Nos. 305, 46-LL and 32-P in the Landmark Condominiums, as delineated on a survey of the following described real estate: All of Lots 1 and 3 and Lot 2, except that part thereof described as follows: Commencing at the Southwest corner of Lot 9; thence Southerly along the extension of a line running from the Northeast corner of Lot 9 to the Southwest corner of Lot 9 to the Southerly line of Lot 3, extended Easterly; thence Easterly along said Southerly line extended to the East line of said Lot 2; thence Northerly along the East line of Lot 2 to the Northeast corner thereof; thence Westerly along the Northerly line of said Lot to the point of beginning, all in Rand's Subdivision of Lot 173 in the Village of Des Plaines, in the Southwest 1/4 of Section 16, Township 41 North, Range 12, East of the Third Principal Meridian, as per the Plat thereof recorded October 19, 1874 as Document No. 196440, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration of Condominium made by Chicago Title and Trust Company, an Illinois corporation, as Trustee under Trust Agreement dated March 30, 1979 and known as Trust No. 1074538, registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 3188544, together with their undivided percentage interest in said Parcel.

Permanent Index Number(s): 09-16-304-012-1022, 09-16-304-012-1165 & 09-16-304-012-1241  
Property Address: 711 S. River Rd., Units 305, 46LL & 32P, Des Plaines, IL 60016

Subject, however, to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 9th day of December, 2015

Mary E. Haag, Michael A. Melchert and Daniel J. Melchert,  
Heirs and Devisees of the Estate of Ilene Melchert, deceased

By Mary E. Haag  
Mary E. Haag

Michael A. Melchert  
Michael A. Melchert



REAL ESTATE TRANSFER TAX  
NO. 56832

\$ 2.00 PER 1,000.00  
# 305

12  
09  
15

711 S RIVER RD  
CITY OF DES PLAINES

**REAL ESTATE TRANSFER TAX**

18-Dec-2015



COUNTY: 82.50  
ILLINOIS: 165.00  
TOTAL: 247.50

09-16-304-012-1022 | 20150701604814 | 0-281-220-160

Attorneys Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

FOR USE IN ALL STATES  
Page 1 of 2

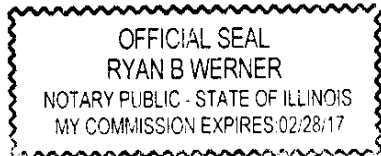
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# UNOFFICIAL COPY

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 Mary E. Haag and Michael A. Melchert, Heirs and Devisees of the Estate of Ilene Melchert, deceased, 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 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 notarial seal, this 9th day of December, 2015.



*[Signature]*  
Notary Public  
My commission expires: 2/28/17

Exempt under the provisions of paragraph \_\_\_\_\_

Mary E. Haag, Michael A. Melchert and Daniel J. Melchert  
Heirs and Devisees of the Estate of Ilene Melchert, deceased

By *[Signature]*  
Daniel J. Melchert

STATE OF ARIZONA )  
 ) SS.  
COUNTY OF Maricopa )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel J. Melchert, as one of the Heirs and Devisees of the Estate of Ilene Melchert, deceased, 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 his 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 notarial seal, this 10th day of December, 2015.



*[Signature]*  
Notary Public  
My commission expires: 8-31-17

Exempt under the provisions of paragraph \_\_\_\_\_

# UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 09-16-304-012-1022, -1165 & -1241

**Property Address:**

711 S. Des Plaines River Rd., Units 305, 46LL & 32P  
Des Plaines, IL 60016

**Legal Description:**

Unit Nos. 305, 46-LL and 32-P in the Landmark Condominiums, as delineated on a survey of the following described real estate: All of Lots 1 and 3 and Lot 2, except that part thereof described as follows: Commencing at the Southwest corner of Lot 9; thence Southerly along the extension of a line running from the Northeast corner of Lot 9 to the Southwest corner of Lot 9 to the Southerly line of Lot 3, extended Easterly; thence Easterly along said Southerly line extended to the East line of said Lot 2; thence Northerly along the East line of Lot 2 to the Northeast corner thereof; thence Westerly along the Northerly line of said Lot to the point of beginning, all in Rand's Subdivision of Lot 173 in the Village of Des Plaines, in the Southwest 1/4 of Section 16, Township 41 North, Range 12, East of the Third Principal Meridian, as per the Plat thereof recorded October 19, 1874 as Document No. 196440, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration of Condominium made by Chicago Title and Trust Company, an Illinois corporation, as Trustee under Trust Agreement dated March 30, 1979 and known as Trust No. 1074538, registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 3188544, together with their undivided percentage interest in said Parcel.

Cook County Clerk's Office