

**WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL**



Doc#: 1616519103 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/13/2016 10:36 AM Pg: 1 of 3

Preparer File: ParvovLiliya
FATIC No.:

THE GRANTOR(S) Liliya Parvov, a married woman, of the Village of Bloomingdale, County of DuPage, State of Illinois, for and in consideration of TEN and no/100's (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Alison Fernandes, an unmarried woman, of 170 E. Lake St., #106, City of Elmhurst, County of DuPage, State of Illinois, individually, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

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

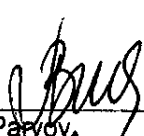
SUBJECT TO: General real estate taxes for the year 2016, second installment, and subsequent years; covenants, conditions, and restrictions of record; private, public and utility easements, roads, and highways; building lines; party wall rights and agreements, if any.

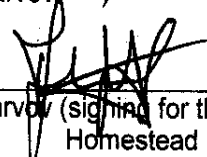
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-30-228-021-1018


Address(es) of Real Estate: 6559 W. George St., Unit 218
Chicago, IL 60634



Dated this 27th day of May, 2016


Liliya Parvov


Totyo Parvov (signing for the purpose of waiving Homestead rights only)

S Y
P 3
S N
SC Y
INT Y

REAL ESTATE TRANSFER TAX		01-Jun-2016
	CHICAGO:	1,380.00
	CTA:	532.00
	TOTAL:	1,932.00 *
13-30-228-021-1018 20160501610881 1-973-532-992		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-Jun-2016
	COUNTY:	92.00
	ILLINOIS:	184.00
	TOTAL:	276.00
13-30-228-021-1018 20160501610881 0-115-374-400		



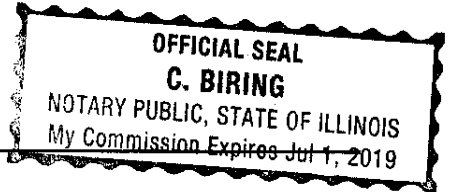
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Liliya Parvov and Totyo Parvov, 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 27th day of May, 2016.

CBO
Notary Public



Property of Cook County Clerk's Office

Prepared by:

The Law Office of Elena Costa, LLC
10700 W. Higgins Rd. Suite 200
Rosemont, IL 60018

Mail to:

Michael R. Hauert, Jr.
Garelli, Grogan, Hesse & Hauert
340 W. Butterfield Rd., Ste. 2A
Elmhurst, IL 60126

Name and Address of Taxpayer:

Alison Fernandes
6559 W. George St., Unit 218
Chicago, IL 60634



First American
Title Insurance Company

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Exhibit "A" – Legal Description

PARCEL A:

UNIT 218 IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 330.00 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) AND THE WEST 26.70 FEET OF THE SOUTH 66.0 FEET OF THE NORTH 396.0 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED COMBINED PARCELS:

PARCEL 1:

LOT 109 IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THAT PART TAKEN FOR RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE 50 FEET WIDE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD LYING NORTH OF THE NORTH LINE OF W. DIVERSEY AVENUE, LYING SOUTH OF THE SOUTH LINE OF W. GEORGE STREET AND LYING WEST OF AND ADJOINING LOT 109 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30 AND LYING EAST OF AND ADJOINING LOTS 118, 131, 132, AND 146 TOGETHER WITH ALL ALLEYS ADJOINING SAID LOTS, TAKEN AS ONE TRACT IN THE FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 23.50 FEET OF THE SOUTH 125.0 FEET OF SAID RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532105, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-122 AND STORAGE SPACE S-122 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105.

