

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)



### MAIL TO:

Kozar Law Office  
105 S Adell Pl  
Elmhurst, IL 60126

### TAX BILL TO:

Dimitre Karastoyanov  
104 S Maple Ln  
Prospect Heights, IL 60070

Doc# 1636345116 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2016 02:48 PM PG: 1 OF 3

THE GRANTOR: **Optimum H & C LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid **CONVEYS and WARRANTS** to **Valeria Djokova, a single woman, and Dimitre Karastoyanov, a married man**, of ~~5~~ the Village of ~~Barlett~~, County of ~~Cook~~, State of Illinois, not as tenants by the entirety, not as joint tenants, but as tenants as common, the following real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2016 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any ; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: 03-27-205-010-0000

PROPERTY ADDRESS: 104 S. Maple Ln., Prospect Heights, IL 60070

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

DATED THIS 19 DAY OF December, 2016

Karolina Bak  
Karolina Bak, as Manager

REAL ESTATE TRANSFER TAX		28-Dec-2016
	COUNTY:	250.00
	ILLINOIS:	500.00
	TOTAL:	750.00
03-27-205-010-0000   20161201694112   2-144-994-496		

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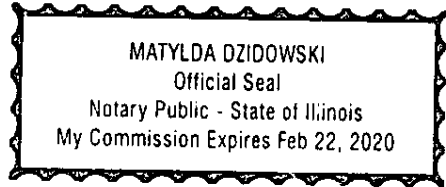
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, HEREBY CERTIFY and WARRANT that **Karolina Bak**, personally known to me to be the manager of Optimum H & C, LLC, and known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 19 Day of December, 2016.

Commission expires Feb 22 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC



Property of Cook County Clerk's Office

**Prepared by:**

*Alicja M. Sroka*  
*Alicja M. Sroka & Associates, P.C*  
*Attorney at Law*  
*7742 W Higgins, Unit C102*  
*Chicago, Illinois 60633*

**After recording mail to:**  
**Alma Title, LLC.**  
**6444 N. Milwaukee Ave.**  
**Chicago, IL 60631**  
**Ph. 312-651-6070**

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ALTA COMMITMENT 2006

File No. 16425  
Associated File No:

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**EXHIBIT A**

**LOT 12 IN BLOCK 6 IN PROSPECT HEIGHTS MANOR UNIT 2, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 1/2 OF THE NORTHWEST 1/4 THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 13691417, IN COOK COUNTY, ILLINOIS.**

**Address of Property:**  
104 S MAPLE LN  
PROSPECT HEIGHTS, IL 60070

**Parcel ID Number: 03-27-205 010-0000**

Property of Cook County Clerk's Office