

FIDELITY NATIONAL TITLE

SC17000841

WARRANTY DEED 1 OF 2

Doc#: 1705415094 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/23/2017 11:45 AM Pg: 1 of 2

Dec ID 20170201611194
ST/CO Stamp 2-100-097-728 ST Tax \$159.00 CO Tax \$79.50

THE GRANTOR, Mary L. Banach, an unmarried woman, of Elk Grove Village, Illinois, for and in consideration of TEN AND NO/100THS (\$10.00) DOLLARS, plus other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to Grantee, Iva Zaharieva,* of Chicago, Illinois, all interest in the following described Real Estate, situated in the County of Cook, State of Illinois, to have and to hold in fee simple, to wit:

* single woman
SEE ATTACHED LEGAL DESCRIPTION.

Commonly known as: 741 Wellington Avenue, Unit 13, Elk Grove Village, Illinois 60007
Permanent Index Number: 08-32-109-001-1013

SUBJECT TO: General real estate taxes for year 2016 and following; building line and use restrictions; conditions and covenants of record; easements for public utilities; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

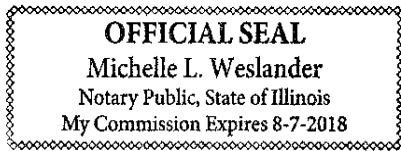
Dated this 13 day of February 2017.

Mary L. Banach

Mary L. Banach

State of Illinois, County of Cook, SS. The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Mary L. Banach, 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if applicable.

GIVEN under my hand and official seal, this 13th day of February 2017.



Michelle L. Weslander

NOTARY PUBLIC

MAIL TO:
Jack Kozar
105 S Adell Place
Elmhurst, Illinois 60126-3301

SEND SUBSEQUENT TAX BILLS TO:
Iva Zaharieva
741 Wellington Avenue, Unit 13
Elk Grove Village, Illinois 60007

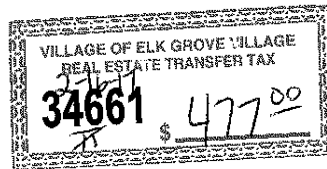
UNOFFICIAL COPY



LEGAL DESCRIPTION

UNIT NUMBER 13 IN THE ELK GROVE ESTATES TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 THRU 152 IN ELK GROVE ESTATES TOWNHOME CONDOMINIUM SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 21759376 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX		23-Feb-2017
	COUNTY:	79.50
	ILLINOIS:	159.00
	TOTAL:	238.50
08-32-109-001-013		20170201611194 2-100-097-728