

# UNOFFICIAL COPY

**WARRANTY DEED**  
Statutory (ILLINOIS)



\*1710934056D\*

Doc# 1710934056 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2017 11:32 AM PG: 1 OF 3

MAIL TO:

Dan Fajerstein  
513 Chicago Ave  
EVANSTON, IL 60202

TAX BILL TO:

Savas Bourlias  
1255 W. Prospect #306  
Mt. Prospect, IL 60056

THE GRANTOR **Viktor Kniazevych and Uliana Kniazevych, husband and wife, as tenants by the entirety**, of 1255 W Prospect Ave Unit 306, Mount Prospect, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to **Stevani Jacob and Savas Bourlias, \*** \_\_\_\_\_, of Skokie, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit

Bourlias

SEE ATTACHED LEGAL DESCRIPTION  
*\* not as tenants in common but as joint tenants*

SUBJECT TO: General taxes for 2<sup>nd</sup> installment 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: 03-33-412-037-1024

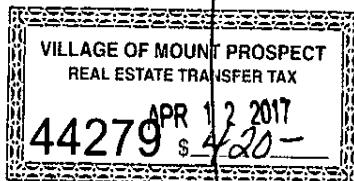
PROPERTY ADDRESS: 1255 W. Prospect Ave, Unit 306, Mount Prospect, IL 60056

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

DATED THIS 13<sup>th</sup> DAY OF APRIL, 2017

Viktor Kniazevych

Uliana Kniazevych



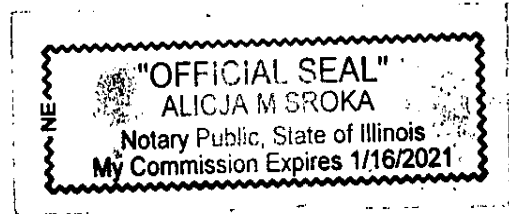
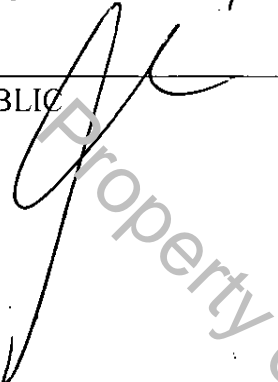
CCRD REVIEW

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **Viktor Kniazevych and Uliana Kniazevych** are personally known to me to be the same person(s) whose name(s) is 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 13<sup>th</sup> Day of April, 2017.  
Commission expires 01/16/2021.

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



**Prepared by:**

*Alicja M. Sroka*  
*Alicja M. Sroka & Associates, P.C*  
*Attorney at Law*  
*7742 W. Higgins, Unit C102*  
*Chicago, Illinois 60611*

**REAL ESTATE TRANSFER TAX**



19-Apr-2017  
COUNTY: 70.00  
ILLINOIS: 140.00  
TOTAL: 210.00

03-33-412-037-1024 | 20170401637205 | 1-010-958-016

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## LEGAL DESCRIPTION

### EXHIBIT A

UNIT 306 IN THE KENILWORTH HOUSE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT LR 2749656, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

03-33-412-037-1024

1255 W. Prospect Ave, Unit 306, Mount Prospect, IL 60056

Property of Cook County Clerk's Office