

1013
1719018

UNOFFICIAL COPY

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

+WARRANTY DEED
ILLINOIS STATUTORY



Doc# 1711849019 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/28/2017 09:48 AM PG: 1 OF 3

Property of Cook County Clerk's Office

THE GRANTOR, MONIKA TIETZ married to Wojtek Gil of 105 E. Lillian Ave., Unit 2B, Arlington Heights, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, IGOR KADZAYEV AND ELENA KADZAYEVA *husband & wife ** of *1445 N Wickes Rd, #105 Palatine* County of *Cook*, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

x AS TENANTS BY THE ENTIRETY

See attached for legal description.

SUBJECT TO: General taxes for 2016 and subsequent years; covenants, conditions and restrictions of record, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 03-20-100-028-1084

Address of Real Estate: 105 E. Lillian Ave., Unit 2B, Arlington Heights, IL 60004

Dated this 24 day of April, 2017.

MONIKA TIETZ

WOJTEK GIL

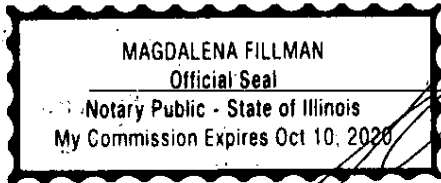
REAL ESTATE TRANSFER TAX		26-Apr-2017
COUNTY:		82.50
ILLINOIS:		165.00
TOTAL:		247.50
03-20-100-028-1084	20170401641862	1-770-542-784

UNOFFICIAL COPY

STATE OF IL, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MONIKA TIETZ, and WOJTEK GIL 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 official seal, this 24 day of April, 2017.



[Handwritten Signature]
(Notary Public)

Property of Cook County Clerk's Office

Prepared by:
JULITA KOCINSKI
Kocinski Law Offices, LLC
3311 N. Harlem Ave.
Chicago, IL 60634

Mail To:
Igor Kadzayev
105 E. Lillian Ave., Unit 2B
Arlington Heights, IL 60004

Name and Address of Taxpayer:
Igor Kadzayev
105 E. Lillian Ave., Unit 2B
Arlington Heights, IL 60004

UNOFFICIAL COPY

Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

File No: 1719018 Reference No:

EXHIBIT A**Legal:**

UNIT 105-2B IN COUNTY CLUB CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, WHICH IS 276.2 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND RUNNING THENCE WEST ALONG THE SAID NORTH LINE 250 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SAID NORTHWEST 1/4 A DISTANCE OF 527 FEET; THENCE EAST ON A LINE PARALLEL WITH SAID NORTH LINE OF 250 FEET AND THENCE NORTH ON A LINE PARALLEL WITH SAID EAST LINE 527 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE, BEGINNING IN THE WEST LINE OF SAID WEST 250 FEET 144.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 (AS MEASURED ON THE WEST LINE OF THE WEST 250 FEET) AND EXTENDING TO THE EAST LINE OF SAID WEST 250 FEET 145.30 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 (AS MEASURED ON THE EAST LINE OF SAID WEST 250 FEET) EXCEPTING THEREFROM THAT PART EXISTING RIGHT OF WAY OF PALATINE ROAD HERETOFORE CONVEYED TO THE COUNTY OF COOK, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT A AND B IN ARLINGTON HIGHLAND, BEING A SUBDIVISION OF PARTS OF SECTION 19 AND 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY BOULEVARD BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1993 AND KNOWN AS TRUST NUMBER 9615, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 93702867; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCELS (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATIONS AND SURVEY), IN COOK COUNTY, ILLINOIS.

Address: 105 E. Lillian Ave., Unit 2B, Arlington Heights, IL 60004

PIN #: 03-20-100-028-1084

PIN #:

PIN #:

Township: Wheeling