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1717141104D

Doc# 1717141104 Fee \$42.00

WARRANTY DEED

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/20/2017 03:06 PM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 2847488

RECORDER'S STAMP

The **GRANTOR**, Linda Kopping, as successor trustee of the Jane E. Kopping Trust, u/t/d 12/29/16 of West Branch, State of Iowa, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to Margarita Bandreva and Matey Mandazhiev, **HUSBAND & WIFE** of DES PLAINES as JOINT TENANTS

the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

*and Margarita Bandreva

LEGAL DESCRIPTION ATTACHED

SUBJECT TO: (1) Real Estate Taxes for the year 2016 and subsequent years; (2) Covenants, conditions, restrictions and easements apparent or of record; (3) the Illinois Condominium Act, if this property is a condominium; and (4) All applicable zoning laws and ordinances.

TO HAVE AND TO HOLD said premises with the appurtenances and for the uses and purposes herein set forth, hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 08-24-100-029-1057 Vol. 050

Property Address: 920 Beau Drive, #203, Des Plaines, IL 60016

Dated: May 26, 2017

DES PLAINES ILLINOIS
Real Estate Transfer Tax
No. 61435
\$2.00 per \$1,000.00
4/17/17
920 BEAU DR #203
CITY OF DES PLAINES

Linda Kopping
Linda Kopping, as successor trustee of the Jane E. Kopping Trust, u/t/d 12/29/16

SY
P 3
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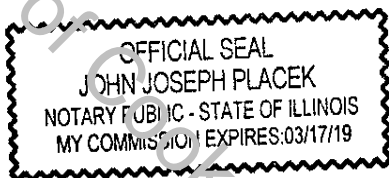
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STATE OF Illinois Cook)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Linda Kopping, 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 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.

Given under my hand and official seal, this 26 day of May, 2017.

Commission expires:



[Signature]
 Notary Public

MUNICIPAL TRANSFER STAMP (If Required)
 COUNTY/STATE TRANSFER STAMP

NAME AND ADDRESS OF PREPARER:

John J. Placek
 15 N. Arlington Heights Road
 Suite 100
 Arlington Heights, Illinois 60004

REAL ESTATE TRANSFER TAX		14-Jun-2017
COUNTY:		65.50
ILLINOIS:		131.00
TOTAL:		196.50

08-24-100-029-1057 | 20170401639687 | 0-799-257-024

MAIL TO:

~~Mark Watychowicz
 Attorney at Law
 518 E. Northwest Highway
 Mt. Prospect, IL 60056~~

MAIL TO:
NAME AND ADDRESS OF TAXPAYER:

Matey Mandazhiev and Margarita Bandreva
910 920 Beau Drive, Unit 203 303.
Des Plaines, IL 60016

** This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020).

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Legal Description:

UNIT 920-203 IN ELMDALE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPTING THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE EASTWARD ALONG THE NORTH LINE OF SAID SECTION 24, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 575.58 FEET TO A POINT BEING 757.12 FEET WEST OF THE NORTHEAST CORNER OF THE SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 653.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 906.59 FEET TO A POINT ON THE NORTH LINE THE SAID SOUTH 34 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE EASTWARD ALONG THE SAID NORTH LINE, NORTH 89 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 566.01 FEET TO A POINT BEING 191.01 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 901.84 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 566.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0315532010 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.