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First American Title Insurance
Company
WARRANTY DEED
ILLINOIS STATUTORY
Individual



Doc# 1717145029 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/20/2017 09:21 AM PG: 1 OF 4

FIRST AMERICAN TITLE
FILE # 2798740

THE GRANTOR(S) Nelly Oganessian, a single/~~married~~ woman, of the City of Wheeling, County of Cook, State of Illinois for and in consideration of TEN dollars and 0/100, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Emmanuel Fremderman and Galina Dolitskaya, in husband & wife *, all interest in the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to wit:

** as tenants by the entirety, of Buffalo Grove, IL
See Exhibit "A" attached hereto and made a part hereof*

Not a Homestead Property

Permanent Real Estate Index Number(s): 03-12-304-007-1014

Address (es) of Real Estate: 720 Prestwick Lane, Unit 306, Wheeling, IL 60090

Dated this day of , 20 .

Nelly Oganessian



Real Estate Transfer Approved

Initials MB Date 6/19/17
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

ROK

REAL ESTATE TRANSFER TAX

19-Jun-2017



COUNTY: 97.50
ILLINOIS: 195.00
TOTAL: 292.50

03-12-304-007-1014

| 20170601671846 | 0-633-513-408

STATE OF ILLINOIS, COUNTY OF Cook ss.

4

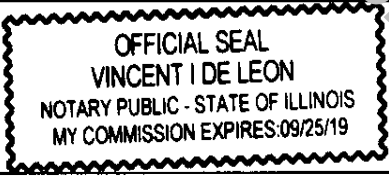
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Nelly Oganessian, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day 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 28th day of JUNE, 2017

V. De Leon

(Notary Public)



[Exempt]

Prepared by:
Law Offices of David Freydin
8707 Skokie Blvd Ste 305
Skokie IL 60077

Mail to:
Taxpayer:
EMMANUIL FREUDERMAN
434 THORNDALE COURT
BUFFALO GROVE, IL 60089

Name and Address of TAXPAYER:
EMMANUIL FREUDERMAN
434 THORNDALE COURT
BUFFALO GROVE, IL 60089

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PARCEL 1 : UNIT 24-306 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ASTOR PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0317831029, IN THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2 : NON-EXCLUSIVE EASEMENT FOR THE RIGHT TO USE PARKING SPACE 22 AND STORAGE AREA 22 IN BUILDING 24 AS SET FORTH IN SPECIAL AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR ASTOR PLACE RECORDED JULY 11, 2003 AS DOCUMENT NUMBER 0319234158, IN COOK COUNTY, ILLINOIS.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of the short sale closing. Grantee is further prohibited from conveying the property for a sales price greater than \$ (120% of short sale price) until 90 days from the date of the short sale closing. These restrictions shall run with the land and are not personal to the Grantee.

UNOFFICIAL COPY**APPLICATION FOR REAL ESTATE TRANSFER**

Required for all Real Estate transactions that will be recorded by the Recorder of Deeds.

Section 15.10 of the Wheeling Municipal Code, establishing policies for the transfer of Real Estate, requires anyone who sells or transfers real estate to pay any water, sewer, garbage fees, local ordinance fines, citations and penalties related thereto in full before a transfer stamp will be issued. This also requires the Seller give the Village seven day notice before the scheduled closing to allow sufficient time to obtain a final meter reading (when required) and issue a stamp once all debts to the Village of Wheeling have been paid. **PLEASE COMPLETE THIS FORM NOT MORE THAN 10 DAYS PRIOR TO CLOSING** and either mail, fax or deliver this form to the Finance Department located at 2 COMMUNITY BLVD.

Once this application is received the Village will take the appropriate action to obtain a meter reading should one be required. The seller should contact us for any monies due to the Village. The amount due may be paid by cash, credit card, (Visa, Master or Discover Cards only) cashier's check or certified check. **PERSONAL CHECKS NOT ACCEPTED.** Once payment is made the Village will issue a Real Estate Transfer Stamp on the original deed. This stamp certifies that all amounts owing by the Seller have been paid in full to the Village.

PLEASE PRINT

SELLER'S NAME: Nelly Grossman

SERVICE ADDRESS: 720 Prestwick Ln., # 306, Wheeling

PIN NUMBER: 031 230 4007 1014

BUYER'S NAME: Emmanuel Fremderman / Geline Bolitskaya

SCHEDULED CLOSING DATE & TIME: June 13, 2017

Seller's attorney or agent's phone #/email: _____

I REQUEST THE VILLAGE OF WHEELING OBTAIN A FINAL READING (IF REQUIRED) AT MY SERVICE ADDRESS & NOTIFY ME OF ANY & ALL AMOUNTS DUE.

SIGNED: [Signature] DATE: 6-6-2017

(Seller or Seller's Representative)

THE FOLLOWING IS FOR OFFICE USE ONLY:

Final Reading \$ _____ Local Ordinance Fines \$ _____ Other Charges \$ _____

TOTAL AMOUNT DUE: \$ _____

NOTE: If this property does not close as scheduled the Village of Wheeling must be notified by the seller or seller's agent. If the Village of Wheeling is not notified, the buyer will become responsible for any and all charges.

VILLAGE OF WHEELING
2 COMMUNITY BLVD-WHEELING, IL 60090
CONTACT INFORMATION: PHONE: (847) 459-2607 OR FAX: (847) 459-9692