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1722929034D*

Doc# 1722929034 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/17/2017 11:34 AM PG: 1 OF 2

**Warranty Deed
Statutory (Illinois)
(Individual to Individual)**

The Grantor, **Natalia Poltinnikov**, a married woman, as non-homestead property

of the County of Cook, State of Illinois, for and in consideration of Ten and no/100's Dollars and other good and valuable consideration, in hand paid, **CONVEYS AND WARRANTS** to:

The Above Space for Recorder's Use Only

**Felix Polishchuk
780 Wiedner Road
Buffalo Grove, Illinois 60089**

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

Unit Number 1-3 in the Parkview Townhomes Condominium, as delineated on a Plat of Survey of the following described tract of land: Lot 2 in Covington II, being a Resubdivision of Lots 1, 2 and 3 in Covington Office Plaza, a Resubdivision of part of the East 1/2 of the Northeast 1/4 of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "C" to the Declaration of Condominium recorded November 10, 2003 as Document Number 0331418007, together with its undivided percentage interest in the common elements.

Subject to: General real estate taxes not yet due or payable; Covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of short sale closing. After this 30 day period, 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 short sale closing. These restrictions shall run with the land and are not personal to the Grantee.

*File No.:REG0103504
Regency Title Services, Inc.
290 S. County Farm Road, Suite M
Wheaton, IL 60187*

REAL ESTATE TRANSFER TAX

17-Aug-2017

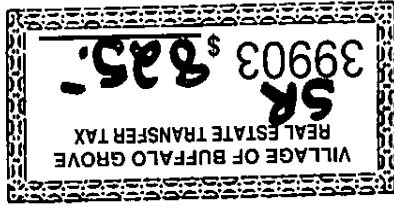


COUNTY: 137.50
ILLINOIS: 275.00
TOTAL: 412.50

03-08-201-049-1003 | 20170601681105 | 0-348-066-752

CCRD REVIEW

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Send subsequent tax bills to: Felix Polishchuk, 372 Parkview Terrace, #1-3, Buffalo Grove, Illinois 60089

After recording mail to: Joel Hymen, 1411 McHenry Road, Suite 125, Buffalo Grove, Illinois 60089

(7162591)

This instrument was prepared by Robert C. Lake, Attorney at Law, 290 South County Farm Road, Suite M, Wheaton, IL 60187

Given under my hand and official seal this 10 day of July, 2017.

Rachel A. Minneci
 Notary Public - State of Illinois
 My Commission Expires Sep 11, 2017

Robert C. Lake
 Notary Public

State of Illinois, County of Will SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY certify that Natalia Politnikov, a married woman, as non-homestead property is 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 the said instrument was signed, sealed, and delivered as a free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.



Natalia Politnikov
 Natalia Politnikov

DATED this 10 day of July, 2017.

Address of Real Estate: 372 Parkview Terrace, #1-3, Buffalo Grove, Illinois 60089

Permanent Index Number: 03-08-201-049-1003

waving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.