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Doc#: 1724339009 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2017 08:59 AM Pg: 1 of 3

WARRANTY DEED (STATUTORY-ILLINOIS)

Dec ID 20170801607722
ST/CO Stamp 2-098-496-448 ST Tax \$227.50 CO Tax \$113.75
City Stamp 1-024-754-624 City Tax: \$2,388.75

THE GRANTOR, KRASIMIR S. IVANOV,
a single person, of the City of Chicago, County
of Cook, and State of Illinois, for and in consideration
of the Sum of TEN (\$10.00) DOLLARS, in hand paid,
the sufficiency of which Is hereby acknowledged,
CONVEYS and WARRANTS to:

LUYSAN, ENKHTSETSEG
GRANTEE(S),
OF 8727 W Bryn Mawr, Apt 404
Chicago IL 60631
[Strike Those Not Applicable]

- (1) Individually,
- (2) Not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety,
- (3) Not as Tenants in Common, but as Joint Tenants,
- (4) Not as Joint Tenants, but as Tenants in Common.

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: SEE ATTACHED LEGAL DESCRIPTION, 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 FOREVER, subject to: Real Estate taxes for the year 2016 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

PIN: 12-11-104-032-1020
Address of Real Estate: 8711 W. Bryn Mawr Ave., Unit 401, Chicago, IL 60631

DATED THIS 25th DAY OF August, 2017

Krasimir S. Ivanov
Krasimir S. Ivanov

State of Illinois, County of Lake ss. I the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY that KRASIMIR S. IVANOV, a single person, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 25th day of August, 2017

Joels Hymen
Notary Public

Commission Expires: _____



AFF-1707104 1 of 2

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LEGAL DESCRIPTION

Of the Premises commonly known as: 8711 W. Bryn Mawr Ave., Unit 401, Chicago, IL 60631

See attached legal description

Instrument Prepared By: Joel S. Hymen, Esq.
1411 McHenry Road, Suite 125
Buffalo Grove, IL 60089

After recording, mail to:

DB Associates, Ltd.
333 N Michigan Ave, #12
Chicago, IL 60601

Send subsequent tax bills to:

Enkhsetseg Luvсан
8727 W Bryn Mawr, apt 404
Chicago, IL 60631



COUNTY: 113.75
ILLINOIS: 227.50
TOTAL: 341.25

12-11-104-032-1020

| 20170801607722 | 2-098-496-448



CHICAGO: 1,706.25
CTA: 682.50
TOTAL: 2,388.75 *

12-11-104-032-1020 | 20170801607722 | 1-024-754-624

Total does not include any applicable penalty or interest due.

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Address Given: 8711 W. Bryn Mawr Ave., Unit 401
Chicago, IL 60631

Property Tax No(s): 12-11-104-032-1020

Legal Description:

PARCEL 1:

UNIT 401 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 8711 W. BRYN MAWR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020610405, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE B-14 AND STORAGE SPACE B-14, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office