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Doc#: 1806749084 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/08/2018 01:17 PM Pg: 1 of 3

Dec ID 20180301609806
ST/CO Stamp 0-374-302-240 ST Tax \$187.50 CO Tax \$93.75

18WSS0372810A



Property of Cook County Clerk's Office

WARRANTY DEED

The Grantor, Juan J. Rios, a widower and surviving joint tenant of Steven S. McGrilva, deceased, of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Grantees:

Hristo Kostadinov ^{a single man} and Kiril Penev and Katya Penev, husband and wife
2200 Bouterse Street, Unit 2200- 205C
Park Ridge, Illinois 60068 All as Joint Tenants

not as tenants in common but as joint tenants the following described real estate situated in the County of Cook, in the State of Illinois:

[see Exhibit A attached hereto]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: 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; and general real estate taxes not due and payable at the time of Closing. To have and to hold said premises not as tenants in common but as joint tenants forever.

Real Estate Permanent Index Number: 09-27-200-053-1014

Address of Real Estate: 2200 Bouterse Street, Unit 205, Park Ridge, Illinois 60068

Dated this 5th day of March, 2018



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 44335



Juan J. Rios

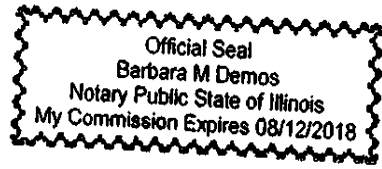
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State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Juan J. Rios personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth including the waiver of the right of homestead.

Given under my hand and official seal, this 5th day of March, 2018

Barbara M. Demos Commission Expires: 8/12/2018
Notary Public



Mail To:
Harley B. Rosenthal
Rosenthal Law Group, LLC
3700 W. Devon Avenue, Suite E
Lincolnwood, IL 60712

Send Tax Bill To:
Hristo Kostadinov and Kiril Penev and *Katya Boteva*
2200 Bouterse Street, Unit 2200- 205C
Park Ridge, IL 60068

This instrument was prepared by:
Barbara M. Demos
Law Office of Barbara M. Demos, P.C.
4746 N. Milwaukee Avenue
Chicago, IL 60630

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LEGAL DESCRIPTION

Order No.: 18WSS037281NA

For APN/Parcel ID(s): **09-27-200-053-1014**

UNIT 2200-205C IN THE GALLERY OF PARK RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN OAKTON SCHOOL RESUBDIVISION OF VARIOUS LOTS, PARCELS AND VACATED ALLEYS IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT 3282249 AND AMENDED AS DOCUMENT NUMBER 93552560 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO ASSIGNS TO GRANTEE THE USE OF PARKING SPACE NUMBER 12, WHICH GRANTEE HEREBY ACCEPTS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME.

Cook County Clerk's Office