

# UNOFFICIAL COPY



\*1815601019D\*

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Shvartsman Law Offices  
400 Skokie Blvd  
Unit 220  
Northbrook, IL 60062

Doc# 1815601019 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2018 11:11 AM PG: 1 OF 3

5 18G-NW 6 35 210 KM 1/2

### MAIL REAL ESTATE TAX BILL TO:

Iva Koleva and Vasil Pandurski  
246 Priarie View Ln.  
Wheeling, IL 60090

Ivelina

**THE GRANTORS: Maor Yonovich and Nellya Yonovich, a married couple, of the Village of Wheeling, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00)**

**DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND**

**WARRANTS to Iva Koleva and Vasil Pandurski, AS Joint tenants, of Decatur, IL**  
Ivelina A.

to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

### See Attached Legal Description

Commonly known as: 246 Priarie View Ln., Wheeling, IL 60090  
PIN: 03-02-201-039-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

03-02-201-039-0000	20180501681220	0-868-151-584
REAL ESTATE TRANSFER TAX	COUNTY:	155.00
	ILLINOIS:	310.00
	TOTAL:	465.00
25-May-2018		



Real Estate Transfer Approved

Initials: MB Date: 5/24/18

VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

S Y  
P 13  
S N  
SC V  
INT CB

BOX 333 CTI

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DATED this 21 day of may, 2018.

[Signature]  
Maor Yonovich

Nellya Yonovich  
Nellya Yonovich

STATE OF Illinois)  
)SS  
COUNTY OF Lake)

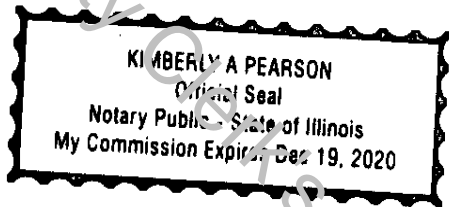
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Maor Yonovich and Nellya Yonovich**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 21 day of may, 2018.

[Signature]  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Andrew Pearson  
AJP Law Firm, LLC  
800 W Central Rd, Suite 105  
Mount Prospect, IL 60056



PROPERTY OF Cook County Clerk's Office

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## EXHIBIT A

### PARCEL 1:

NO. 246; OF THAT PART OF AREA 1 IN LOT 2 OF "EQUESTRIAN GROVE SUBDIVISION" BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE COOK COUNTY RECORDER'S OFFICE ON NOVEMBER 6, 1995, AS DOCUMENT NO. 95761684; DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 87 DEGREES 42 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 573.44 FEET, THENCE SOUTH 02 DEGREES 18 MINUTES 00 SECONDS EAST A DISTANCE OF 19.50 FEET TO THE NORTHEAST CORNER OF SAID AREA 1, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 10 DEGREES 53 MINUTES 24 SECONDS EAST ALONG THE EASTERLY LINE OF SAID AREA 1 DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID AREA 1, THENCE SOUTH 79 DEGREES 06 MINUTES 36 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID AREA 1 A DISTANCE OF 28.33 FEET, THENCE NORTH 10 DEGREES 53 MINUTES 24 SECONDS WEST PARALLEL WITH THE EASTERLY LINE OF SAID AREA 1 A DISTANCE OF 70.00 FEET TO THE NORTHERLY LINE OF SAID AREA 1, THENCE NORTH, 79 DEGREES 06 MINUTES 36 SECONDS EAST ALONG NORTHERLY LINE OF SAID AREA 1 A DISTANCE OF 28.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRES AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96487202 AD AMENDED BY DOCUMENT NUMBER 96518791 RECORDED JULY 8, 1996.

Cook County Clerk's Office