

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, Tsanko Hantov and Angelina Yovcheva, husband and wife as joint tenants, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/oo dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to 3A&T LLC – SERIES WOLFRAM 413, an Illinois Limited Liability Company, in fee simple, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT 413, BUILDING 2327, IN WOLFRAM TOWERS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN CLYBOURNE AVENUE ADDITION TO LAKE VIEW AND CHICAGO SUBDIVISION, BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 14, 2000 AS DOCUMENT NO. 00984625, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2: THE EXCLUSIVE USE OF P-54, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO AFORESAID DECLARATION.

Subject only to: general real estate taxes for 2018 and subsequent years, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

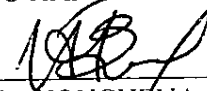
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple interest.

Permanent Real Estate Index Number: 14-30-117-041-1049

Address of Real Estate: 2327 W. WOLFRAM ST. # 413, CHICAGO, IL 60618.

DATED this 24th day of September, 2018


TSANKO HANTOV


ANGELINA YOVCHEVA



Doc# 1830444037 Fee \$44.00

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



AFFIDAVIT FEE: \$2.00


KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2018 12:23 PM PG: 1 OF 4

Above Space For Recorder's Use Only

REAL ESTATE TRANSFER TAX		31-Oct-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-30-117-041-1049 20181001604502 0-652-045-472		

REAL ESTATE TRANSFER TAX		31-Oct-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-30-117-041-1049 20181001604502 1-470-651-552		

* Total does not include any applicable penalty or interest due.

Bh

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State of Illinois)
)
 County of Cook)

SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that TSANKO HANTOV, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the declaration that the property is not subject to the right of homestead.

Given under my hand and official seal this 24th day of September, 2018.


 Notary Public

My commission expires 05/26/21.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ANGELINA YOVCHEVA, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the declaration that the property is not subject to the right of homestead.

Given under my hand and official seal this 24th day of September, 2018.


 Notary Public

My commission expires 05/26/21.

This instrument prepared by: Brian J. Matsko, Esq., Hurley Stanners & Matsko, LLC, 1121 W. Belmont Ave., Suite 1, Chicago, Illinois 60657.

Exempt under the provisions of Paragraph E, Section 4, Real Estate Transfer Act (35 ILCS 200/Art. 31)

Mail to:
 Brian Matsko
 Hurley Stanners & Matsko LLC
 1121 W. Belmont Ave, Ste.1
 Chicago, IL 60657

Send Subsequent Tax Bills To:
 Tsanko Hantov
 6244 N Keeler Ave
 Chicago, IL 60646

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 09 | 24 | 2018

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

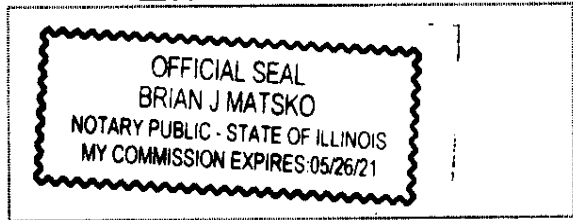
Brian Matsko

By the said (Name of Grantor): Angelina Yovcheva

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 24 | 2018

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 24 | 2018

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

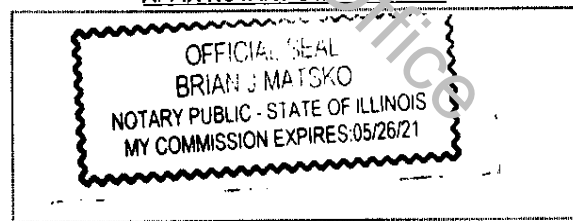
Brian Matsko

By the said (Name of Grantee): Yovcheva

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 24 | 2018

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest ((ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 09 | 24 | 2018

SIGNATURE: [Signature]
GRANTOR or AGENT

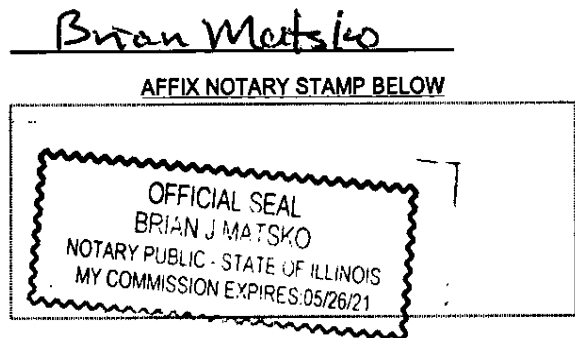
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): [Signature]

On this date of: 09 | 24 | 2018

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 09 | 24 | 2018

SIGNATURE: [Signature]
GRANTEE or AGENT

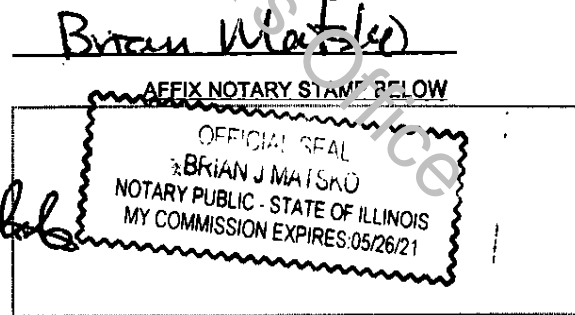
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): [Signature]

On this date of: 09 | 24 | 2018

NOTARY SIGNATURE: [Signature]



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