

# UNOFFICIAL COPY

Doc#: 1831849182 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/14/2018 11:20 AM Pg: 1 of 3

## WARRANTY DEED

*This instrument was prepared by:*

Kevin C. Wille, Esq.  
Demchenko & Kashuba LLC  
2 Northfield Plaza, Suite 310  
Northfield, IL 60093

Dec ID 20181001614874  
ST/CO Stamp 1-700-569-760 ST Tax \$92.00 CO Tax \$46.00

THE GRANTORS, **Dennis Bihovski, a married man\*** and **Boris Bihovski, a married man\***, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEE, **John Thomas Dziewior** a single man, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Property Index Number(s): 02-12-100-128-1156

Address of Real Estate: <sup>N.</sup> 1475 Winslowe Drive, Unit 304, Palatine, IL 60074

SUBJECT TO: general real estate taxes for 2018 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

\*Non-homestead property as to the named Grantors.

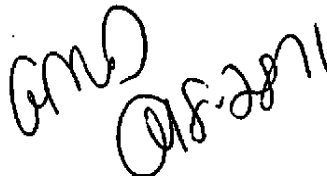
DATED this 9<sup>th</sup> day of November, 2018

GRANTOR:

  
DENNIS BIHOVSKI

GRANTOR:

  
BORIS BIHOVSKI

  
AMG  
11-28-18

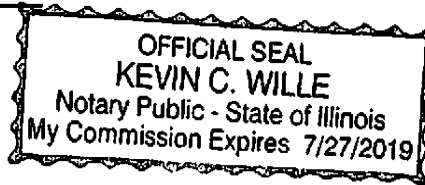
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STATE OF ILLINOIS )  
                              ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **DENNIS BIHOVSKI AND BORIS BIHOVSKI**, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, signed and delivered the said instrument, as their free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of November, 2018.

  
\_\_\_\_\_  
Notary Public



**REAL ESTATE TRANSFER TAX**

13-Nov-2018



COUNTY: 46.00  
ILLINOIS: 92.00  
TOTAL: 138.00

02-12-100-128-1156 | 20181001614874 | 1-700-569-760

**AFTER RECORDING, MAIL TO:**

D&A LAW LLC  
4811 Emerson Ave, Suite 110  
Palatine, IL 60067

**SEND SUBSEQUENT TAX BILLS TO:**

John Dzienior  
1475 Winclove Dr, Unit 304  
Palatine, IL 60074

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 1475-304 IN BRENTWOOD OF PALATINE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRENTWOOD OF PALATINE CONDOMINIUM, OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED IN COOK COUNTY, ILLINOIS, AUGUST 13, 2004 AS DOCUMENT NUMBER 0422634016 (DECLARATION) AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR EGRESS AND INGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972, RECORDED IN COOK COUNTY, ILLINOIS, DECEMBER 12, 1972 AS DOCUMENT NUMBER LR2666783, IN COOK COUNTY, ILLINOIS.