

# UNOFFICIAL COPY

## WARRANTY DEED

### Statutory (Illinois)

Mail to:

MICHAEL WINKELSTEIN ATTY  
135 S. CASABE ST #2810  
CHICAGO, IL 60603

Doc#: 1917146059 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/20/2019 09:17 AM Pg: 1 of 2

Dec ID 20190601607494  
ST/CO Stamp 0-476-184-672 ST Tax \$195.00 CO Tax \$97.50  
City Stamp 0-537-514-080 City Tax: \$2,047.50

Name & address of taxpayer:

Walter C. Marsh ~~III~~  
~~4709 N. Virginia, #3B~~ 2611 W. SUNNYSIDE AVE  
Chicago, IL 60625

THE GRANTOR(S) Boyan Dimitrov Ignatov, a married man of the City of Falls Church, County of Arlington, and State of Virginia, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Walter C. Marsh III, A MARRIED MAN of 4709 N. Virginia, #3B, Chicago, IL 60625 (address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 3B AND G-1 IN THE VIRGINIA GARDENS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
LOT 20 IN BLOCK 26 IN RAVENSWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERLY ELEVATED RAILROAD) IN COOK COUNTY, ILLINOIS.  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS OCTOBER 27, 1999 AS DOCUMENT 09009102 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

*Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.*

This property is not homestead as to the grantor. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s)  
13-13-201-031-1007 & 13-13-201-031-1017  
Property address: 4709 N. Virginia, #3B, Chicago, IL 60625  
DATED this 12<sup>TH</sup> day of JUNE, 20 19.

FIDELITY NATIONAL TITLE 201901428  
172

B Ignatov  
Boyan Dimitrov Ignatov

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REAL ESTATE TRANSFER TAX		19-Jun-2019
	CHICAGO:	1,462.50
	CTA:	585.00
	TOTAL:	2,047.50 *
13-13-201-031-1007   20190601607494   0-537-514-080		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		19-Jun-2019
	COUNTY:	97.50
	ILLINOIS:	195.00
	TOTAL:	292.50
13-13-201-031-1007   20190801607494   0-476-184-672		

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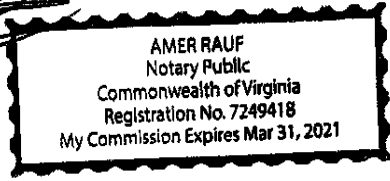
VA City  
State of ~~Illinois~~, County of ~~Alexandria~~ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Boyan Dimitrov Ignatov



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 12 day of June, 2019.

Commission expires



Recorder's Office Box No.

**NAME AND ADDRESS OF PREPARER:**  
Thomas Magarian  
The Law Offices of Thomas Magarian PC  
2623 W. Minnemac Ave, Suite 100  
Chicago, IL 60625

Property of Cook County Clerk's Office