

UNOFFICIAL COPY

MAIL TO:

Precision Title Company
2050 Algonquin Road Suite 602
Schaumburg, IL 60173



Doc# 1921749469 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/05/2019 02:28 PM PG: 1 OF 3

SEND TAX BILL TO:

Dimitar Georgiev Ashikov
356 E Dundee Rd Apt 308
Buffalo Grove, IL 60089
PTC19-06131 1 of 2

WARRANTY DEED

THE Grantor, Jung J. Cha, ~~aka~~ Hannah J. Cha, married to Song S. Byon, of Buffalo Grove, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Grantees, Dimitar Georgiev Ashikov and Yordanka ~~Vancheva~~ Mishkova, of Arlington Heights, Illinois, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Hereby Releasing and Waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

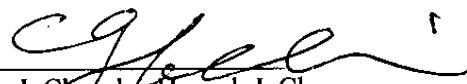
To Have and To Hold said premises as Tenants by the Entirety / ~~Tenants in Common~~ / Joint Tenants (strike two) forever.


Subject to general real estate taxes not due and payable at the time of Closing; 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.

Permanent Real Estate Index Numbers: 03-04-400-035-1048 and 03-04-400-034-1057

Address of Real Estate: 350 E. Dundee Road, Unit 308, Buffalo Grove, IL 60089

Dated this 20 day of July 2019.


Jung J. Cha, aka, Hannah J. Cha


Song S. Byon, signing to
release rights of Homestead, if any

PRECISION TITLE

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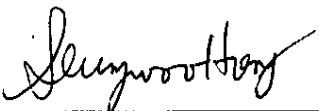
LEGAL DESCRIPTION

SEE LEGAL DESCRIPTION ATTACHED HERETO

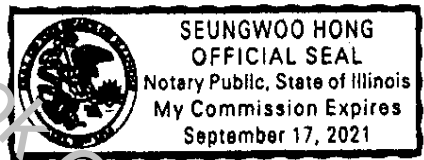
State of Illinois)
) ss
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jung J. Cha, aka, Hannah J. Cha and Song S. Byon, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of homestead rights.

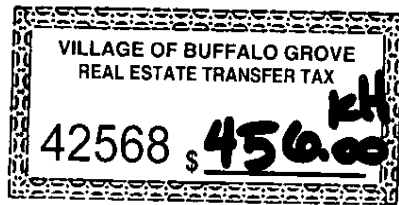
GIVEN under my hand and official seal, this 20 day of July 2019.





Notary Public



Commission Expires



REAL ESTATE TRANSFER TAX		25-Jul-2019
		COUNTY: 76.25
		ILLINOIS: 152.50
		TOTAL: 228.75
03-04-400-035-1048 20190701637374 0-050-334-816		

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC19-06431

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT NUMBER 308B IN BUILDING "B" IN GROVE TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN GROVE TERRACE SUBDIVISION OF THE SOUTH 275 FEET OF THE WEST 1100 FEET OF THE EAST 1870.22 FEET OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88401631, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 52 AND 53, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88401631.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED MARCH 29, 1988 AS DOCUMENT 88128819.

Commonly known as 350 E. Dundee Road, Unit 308, Buffalo Grove, IL 60089
Parcel ID(s): 03-04-400-035-1048, 03-04-400-034-1057,