

UNOFFICIAL COPY

WARRANTY DEED

Doc#. 2005515226 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/24/2020 12:47 PM Pg: 1 of 3

Dec ID 20200201618592
ST/CO Stamp 0-561-919-840 ST Tax \$162.00 CO Tax \$81.00

After Recording Mail To:

Roman Kruty
671 Hapsfield Ln #200
Buffalo Grove IL 60089

Send Subsequent Tax Bills To:

Roman Kruty
671 Hapsfield Ln #200
Buffalo Grove IL 60089

FIDELITY NATIONAL TITLE SC20001548

THE GRANTORS, **ALEKSANDR BONDAREV N.K.A ALEX BOND AND NADEZHDA UVAROVA N.K.A NADIA BOND, HUSBAND AND WIFE**, of the CITY of BUFFALO GROVE, County of LAKE, State of ILLINOIS, or and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

ROMAN KRUTY, A SINGLE MAN,

of the city of Dec Plaines, County of Cook, State of Illinois, the following described Real Estate situated in the County of LAKE in the State of Illinois:

PARCEL 1:

UNIT NUMBER 671-200 IN CHATHAM EAST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 7 IN CHATHAM SUBDIVISION UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94547050, AND 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 P671-19, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 91547050, AS AMENDED FROM TIME TO TIME, AND BY DEED RECORDED OCTOBER 29, 1992 AS DOCUMENT NUMBER 92803908, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER, UNDER AND UPON PART OF LOT 7 AS CREATED BY MASTER DECLARATION OF CHATHAM EAST CONDOMINIUM COMMON AREA ASSOCIATION RECORDED OCTOBER 18, 1991 AS DOCUMENT NUMBER 91547049 AND BY DEED RECORDED OCTOBER 29, 1992 AS DOCUMENT NUMBER 92803909, IN COOK COUNTY, ILLINOIS.

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 forever.

Permanent Index Number(s): 03-05-400-021-1009

Address of the Real Estate: 671 Hapsfield Ln #200, Buffalo Grove, IL 60069

SUBJECT TO:

covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate taxes for 2019 and subsequent years.

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DATED this 1 day of FEBRUARY, 2020



**ALEKSANDR BONDAREV N.K.A
ALEX BOND**



**NADEZHDA UVAROVA N.K.A
NADIA BOND**

STATE OF FLORIDA }
 }SS.
COUNTY OF MIA MI-DAE }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ALEX BOND AND NADIA BOND**, 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 acknowledged that they signed, sealed and delivered this 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 1 day of FEBRUARY, 2020.



Moll Marvin Herrick
COMMISSION # 06206220
EXPIRES: Nov. 29, 2022
Bonded Through Aaron Notary



NOTARY PUBLIC

This instrument prepared by:

Yelena R. Shvartsman, P.C., 400 Skokie Blvd,
Suite 220, Northbrook, Illinois 60062.

REAL ESTATE TRANSFER TAX		19-Feb-2020
COUNTY:		81.00
ILLINOIS:		162.00
TOTAL:		243.00

03-05-400-021-1009 | 20200201618592 | 0-561-919-840

VILLAGE OF BUFFALO GROVE
REAL ESTATE TRANSFER TAX

43323, 486⁰⁰

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EXHIBIT A

Order No.: SC20001548

For APN/Parcel ID(s): 03-05-400-021-1009

For Tax Map ID(s): 03-05-400-021-1009

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