

AFF-2013416

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# UNOFFICIAL COPY

## WARRANTY DEED

**MAIL TO:**

Sofia Avilova  
350 S. Northwest Highway, Suite 300  
Park Ridge, IL 60068

Doc# 2009007351 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/30/2020 12:12 PM Pg: 1 of 2

Dec ID 20200201618189  
ST/CO Stamp 0-702-288-096 ST Tax \$140.00 CO Tax \$70.00

**Name and Address of Taxpayer:**


Robert Ivanov and Lia Ivanova  
740 Weidner Road, #206  
Buffalo Grove, IL 60089


**THE GRANTORS,** AXEL E. BERNAL and HUA MAO, husband and wife, of the City of Sunnyvale, County of Santa Clara, State of California, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid, **CONVEY and WARRANT** to ROBERT IVANOV and LIA IVANOVA, husband and wife, of the Village of Wheeling, County of Cook, State of Illinois, not in Tenancy in Common, not in Joint Tenancy, but in **TENANCY BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

[See legal description attached hereto.]

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 not in tenancy in common, not in Joint Tenancy, but in **TENANCY BY THE ENTIRETY** forever.

DATED this 20 day of Feb, 2020.

  
\_\_\_\_\_  
AXEL E. BERNAL (SEAL)

  
\_\_\_\_\_  
HUA MAO (SEAL)

Robert Ivanov and Lia Ivanova  
Name of Grantee

830 Corey Lane, #10, Wheeling, IL 60090  
Address Zip

Lauren R. Alexander  
Name of Person Preparing Deed

888 E. Belvidere Road, #123, Grayslake, IL 60030  
Address Zip

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF SANTA CLARA )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Axel E. Bernal and Hua Mao, 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 the 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 notarial seal this 20 day of FEBRUARY, 2020.

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

Commission Expires: 09 21, 2023



(Impress Seal here)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Santa Clara Jss. On 02/20/2020 before me R.C. Singh, Notary Public, personally appeared AXEL E. BERNAL, HUA MAO who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized

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## LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 740-206 IN CHATHAM PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 9 IN CHATHAM SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 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 93877052, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P 740-17, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 93877052.

**PARCEL 3:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF CHATHAM PLACE CONDOMINIUM MASTER COMMON AREA ASSOCIATION RECORDED AS DOCUMENT NUMBER 93877051, IN COOK COUNTY, ILLINOIS.

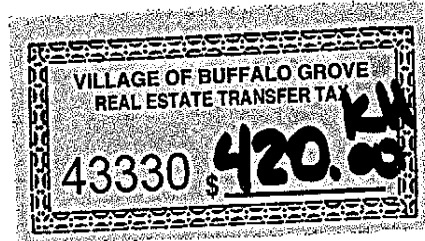
**COMMONLY KNOWN AS:**

740 WEIDNER ROAD, #206, BUFFALO GROVE, IL 60089

**PERMANENT INDEX NUMBER:**

03-05-303-023-1015

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, 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.



COUNTY:	70.00
ILLINOIS:	140.00
<b>TOTAL:</b>	<b>210.00</b>

03-05-303-023-1015

| 20200201618189 | 0-702-288-096