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WARRANTY DEED Illinois Statutory

Doc#: 2026020200 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/16/2020 03:34 PM Pg: 1 of 2

THE GRANTOR(S), **Ivanka Stefanova, a single woman,**

of the City of **Chicago**, County of **Cook**, State of Illinois for and in consideration of **TEN and No 100s (\$10.00) DOLLARS**, and other good and valuable consideration, in hand paid, **CONVEY(S)** and **WARRANT(S)** to:

Dec ID 20200701623569
ST/CO Stamp 0-588-228-320 ST Tax \$295.00 CO Tax \$147.50
City Stamp 0-381-294-304 City Tax: \$3,097.50

Barry Orlov

the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

Chicago Title 20ST01503NA 1 of 2

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and condominium declaration and bylaws, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises, forever.

Permanent Index Numbers: **14-29-314-048-1057; 14-29-314-048-1057**

Address of Real Estate: **2510 N. Wayne Ave., #301 / P-16, Chicago, Illinois 60614**

DATED this 8 day of July, 2020

Ivanka Stefanova (Seal)
Ivanka Stefanova

(Seal)

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **Ivanka Stefanova, a single woman**, 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 8 day of July, 2020.

Boniface F. Allocco
NOTARY PUBLIC



This instrument was prepared by Boniface F. Allocco, ALLOCCO, MILLER & CAHILL, P.C., 3409 N. Paulina, Chicago, IL 60657

SEND TAX BILL TO: **Barry Orlov, 2510 N. Wayne Ave., #301, Chicago, Illinois 60614**

MAIL TO: **Stephen A. Witt, Attorney at Law, 20 N. Clark St., #2500, Chicago, IL 60603**

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LEGAL DESCRIPTION

Order No.: 20ST01503NA

For APN/Parcel ID(s): 14-29-314-048-1030 and 14-29-314-048-1057

Unit Numbers 301 and P-16 in Wheelworks Condominium as delineated on a survey of the following described real estate: Lots 16, 17, 18, 19, 20, 21, 22, 23 and all of the East and West alley lying South of and Southerly of said Lot 18, North and Northerly of said Lots 19 through 23, both inclusive and between the East line and west line of said Lot 18 produced South all in Subdivision of that part of Lot 13 in County Clerk's Division of Block 43, lying West of the East line of Ward Street, extended and East of the West 124.0425 feet of said Lot 13 in Sheffield's Addition to Chicago, in Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office