

UNOFFICIAL COPY

Doc#. 2033003096 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/25/2020 10:17 AM Pg: 1 of 4

WARRANTYDEED

This instrument was prepared by:

Nazar Kashuba, Esq.
HT Law LLC
444 North Wabash Ave, #210
Chicago, Illinois 60611
Tel: (312) 957-8991

Dec ID 20201101648290
ST/CO Stamp 1-587-153-888 ST Tax \$255.00 CO Tax \$127.50

THE GRANTOR(S), **NADEJDA FRATEA**, a single woman, of the County of Cook, State of Illinois, for and in consideration of **TEN (10) DOLLARS** and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE(S), **ASHOR J. SAMANO** and **SILVIA SAMANO**, husband and wife, as tenants by the entirety, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number(s): 03-09-302-058-0000;

Address of Real Estate: 1644 Fox Run Dr., Arlington Heights, IL 60004.

SUBJECT TO: 2nd installment of general real estate taxes for the year of 2020 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee

DATED this 21st day of October 2020.

NADEJDA FRATEA

By: _____

Fratea

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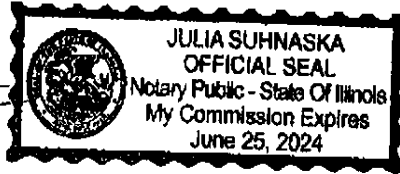
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Nadejda Fratea**, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her 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 21st day of October 2020.

[Handwritten Signature]

Notary Public



Property of Cook County Clerk's Office

AFTER RECORDING, MAIL TO:

Stephen Di Silvestro

~~1644 Fox Run Drive~~
5231 N. Harlem Ave
~~Arlington Heights, Illinois 60004~~
Chicago, IL 60656

SEND SUBSEQUENT TAX BILLS TO:

Ashor & Silvia Samano

1644 Fox Run Drive
Arlington Heights, Illinois 60004

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: LOT 1644 IN ASPEN PLACE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1 /4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 29, 1997 AS DOCUMENT 97-300059, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT BY AND BETWEEN THE NORTHERN TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 18, 1981 KNOWN AS TRUST NUMBER 6907, AND ASPEN PLACE L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, DATED OCTOBER 15, 1996 AND RECORDED OCTOBER 22, 1996 AS DOCUMENT 96805265 AND AS SET FORTH IN DECLARATION RECORDED AUGUST 8, 1997 AS DOCUMENT 97577606 AND AS CREATED BY DEED FROM ASPEN PLACE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO DOREEN GAARDBO AND RECORDED JANUARY 14, 1998 AS DOCUMENT 98036437.

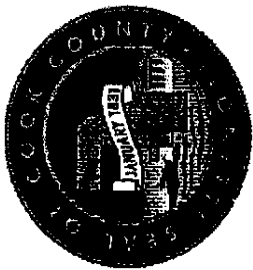
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REAL ESTATE TRANSFER TAX

03-Nov-2020



COUNTY:
ILLINOIS:
TOTAL:

127.50
255.00
382.50

03-09-302-058-0000

20201101648290

1-587-153-888

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