

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 2104706169 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2021 11:06 AM Pg: 1 of 3

Dec ID 20201201601350
ST/CO Stamp 1-321-226-256

Mail to:
Iver R. Johnson
803 N Front St.
McHenry, IL 60050

Taxpayers Address:
Tony Stoev
551 Glen Garry Rd.
Cary, IL 60013

THE GRANTOR, Ivan Stoev, a single man and not a party to a Civil Union, of the City of Palatine, County of Cook, State of Illinois, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations in hand paid, grant(s), bargain(s), and sell(s) to Stoyan Vassilev Stoev and Katia Ivanova Stoeva, husband and wife, not as Tenants in Common, but as Joint Tenants, **OF 551 Glen Garry Rd. Cary IL 60013**

GRANTEES' ADDRESS:
the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 601 IN THE WILLOW CREEK COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 1 IN WILLOW CREEK APARTMENT ADDITION, BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON MARCH 2, 1979 AS DOCUMENT NUMBER 3078854; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

And the Grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under him, he WILL WARRANT AND DEFEND, subject to the following:

SUBJECT TO: Covenants, conditions, and restrictions of record; general taxes not yet due and payable; encumbrances of record at the date hereof.

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 as Tenants in Common but as Joint Tenants, forever.

Permanent Real Estate Index Number(s): 02-24-105-018-1084
Address of Real Estate: 225 S. Rohlwing Rd., Unit 601, Palatine, IL 60074

Dated this 24 day of December, 2020.


Ivan Stoev

225 S Rohlwing Rd. Unit 601

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STATE OF ILLINOIS }
 }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ivan Stoev, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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 24th day of December, 2020.



[Signature] (Notary Public)

NAME AND ADDRESS OF PREPARER:
Iver R. Johnson & Associates, Ltd.
803 N Front Street, Suite F
McHenry, IL 60050

EXEMPT UNDER PROVISIONS OF PARAGRAPH 6
35 ILCS 200/31-45, REAL ESTATE TRANSFER TAX LAW
DATE: January 20th, 2021

Ivan V. Stoev
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		25-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
02-24-105-018-1084	20201201601350	1-321-226-256

Property of Cook County Clerk's Office

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CHICAGO TITLE

CHICAGO TITLE INSURANCE COMPANY

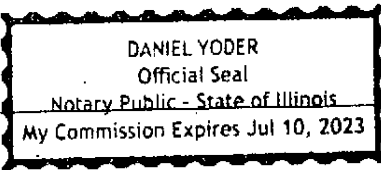
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 1/11/2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me:
[Signature]
Notary Public



Date: 1/11/21

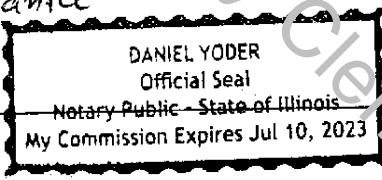
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 01/11/2021

Signature: [Signature]
Grantor or Agent
Grantee

[Signature]

Subscribed and sworn to before me:
[Signature]
Notary Public



Date: 1/11/21

Note: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)