

UNOFFICIAL COPY

PREPARED BY:

Law Offices of David R. Schlueter, Ltd.
401 W. Irving Park Road
Itasca, IL 60143

Doc#: 2108307514 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2021 01:28 PM Pg: 1 of 2

MAIL TAX BILL TO:

Nadejda Racheva and Radoslav Rachev.
~~103 Boardwalk St #3 (1E)~~ *251 Arbor Lane*
~~Elk Grove Village, IL 60007~~ *Bloomington, IL 60108*

Dec ID 20210201646964
ST/CO Stamp 1-760-949-264 ST Tax \$135.00 CO Tax \$67.50

MAIL RECORDED DEED TO:

Nadejda Racheva and Radoslav Rachev.
~~103 Boardwalk St #3 (1E)~~ *251 Arbor Lane*
~~Elk Grove Village, IL 60007~~ *Bloomington, IL 60108*

210406301773

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Charles W. Palmatier a Widower, of the City of Manchester, State of Tennessee, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Nadejda Racheva and Radoslav Rachev, Husband and Wife as Joint Tenants, of Bloomington, Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT 103-3 IN BOARDWALK CONDOMINIUM, AS DELINEATED ON SURVEY OF LOTS OF PART THEREOF IN BOARDWALK SUBDIVISION OF PART OF THE NORTH 15 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1972 AS DOCUMENT NUMBER 21840416 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NATIONAL BANK OF AUSTIN, AS TRUSTEE UNDER TRUST NUMBER 5160 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22633866, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS, AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS CREATED BY GRANT OF EASEMENTS FROM ELK GROVE MEDICAL DENTAL PARK, INCORPORATED TO RUTH LYNCH DATED MAY 12, 1972 AND RECORDED IN THE OFFICE OF THE COOK COUNTY, ILLINOIS RECORDER BY DOCUMENT NUMBER 21917836, OVER THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 20 FEET OF THE SOUTH 225 FEET OF THE EAST 397.08 FEET OF THE NORTH 15 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 08-32-200-017-1015

Property Address: 103 Boardwalk St #3, Elk Grove Village, IL 60007

(2ND INSTALLMENT)

Subject, however, to the general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

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Dated this 26 day of Feb 2001

Charles W. Palmatier

Charles W. Palmatier

STATE OF Ill
COUNTY OF DuPage } SS.

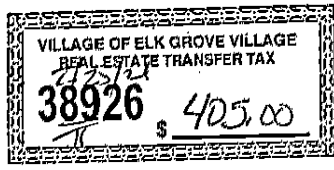
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Charles W. Palmatier, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they 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 notarial seal, this 26 day of Feb 2001

Sheila M. Cotton
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office