

UNOFFICIAL COPY

Doc#: 2109239090 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/02/2021 07:59 AM Pg: 1 of 3

ILLINOIS STATUTORY
WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Dec ID 20210101626100

ST/CO Stamp 1-123-594-768 ST Tax \$234.00 CO Tax \$117.00

RETURN TO:

Yekaterina Ishkova *FRANK JEFFERS*
444 Bradbury Lane *127 W. WILLIAM*
Bartlett, IL 60103 *WHEATON, IL*
60187

SEND SUBSEQUENT TAX

BILLS TO:

Yekaterina Ishkova
444 Bradbury Lane
Bartlett, IL 60103

Recorder's Stamp

THE GRANTOR(S), AHTESHAM HYDER, a married man of 15 Blossom Court, South Barrington, Illinois 6001, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Convey(s) and Warrant(s) TO: YEKATERINA ISHKOVA**, a single person 534 Dempsey Place, in the City of Geneva, County of Kane, State of Illinois, the following described Real Estate, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Property Address: **444 BRADBURY LANE, BARTLETT, IL 60103**

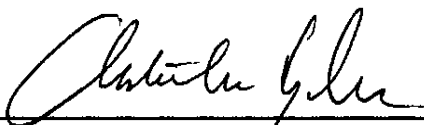
Permanent Identification No. (s): **06-35-322-030-00 VOL 061**

THIS IS NOT A HOMESTEAD PROPERTY.

Subject to (a) General real estate taxes for 2020 subsequent years; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; existing leases or tenancies.

Situated in the City of Bartlett. County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 27th day of **January 2021**.



AHTESHAM HYDER

FIRST AMERICAN TITLE
FILE # AF1004719

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 311-065: THE EAST 20.08 FEET OF THE WEST 70.63 FEET, BOTH AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, OF LOT 11 IN ASBURY PLACE, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 27, 2004 AS DOCUMENT 0402719063, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENT AND RESTRICTIONS FOR ASBURY PLACE SUBDIVISION RECORDED JULY 13, 2004 AS DOCUMENT NUMBER 0419545015.

Property of Cook County Clerk's Office