## **UNOFFICIAL COPY**

ILLINOIS STATUTORY WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

RETURN TO:

Yekaterina Ishkova FRAMJEPPERS 444 Bradbury Lane 127 W. WILLOW Bartlett, IL 60103 WHEAPN, TC

SEND SUBSEQUENT TAX BILLS TO: Yekaterina Isnkova 444 Bradbury Land Bartlett, IL 60103 Doc#. 2109239090 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

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

Dec ID 20210101626100

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

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: YEKATE RINA ISHKOVA, a single person 534 Dempsey Place, in the City of Geneva, County of Kanc, 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 YOL 161

#### 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 rathry 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 <u>Illinois</u>, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 27<sup>1</sup> day of January 2021.

AHTESHAM HYDER

FIRST AMERICAN TITLE
FILE # A F-1004719

2109239090 Page: 2 of 3

# **UNOFFICIAL COPY**

State of Illinois )	ne.
County of Lake )	SS
DOES HEREBY CER be the same who subscin person and acknowle free and voluntary act for	Notary Public in and for said county, in the State aforesaid, RTIFY that AHTESHAM HYDER is personally known to me to cribed to the foregoing instrument, appeared before me this day edged the signature, seal and delivery of the said instrument as a for the uses and purposes therein set forth.
Given under my ha	nd and notarial seal this 27 day of January 2021.
900/3	Roeolez Notary Public
	Commission Expires:
	OFFICIAL SEAL ANNE G. ROEDER Notary Public - State of Illinois My Commission Expires 11/09/2022
This transaction is even	ant from the provisions of the Real Estate Transfer Tax Act under

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph \_\_\_\_\_, Section 4 of said Act.

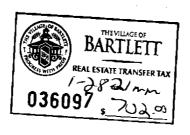
Buyer, Seller, or Representative

Date:

, 20

This instrument was prepared by:

Anne C. Grow, Attorney At Law, 830 W. Route 22, #236, Lake Zurich, 11 60047 (639) 240-0065



2109239090 Page: 3 of 3

### **UNOFFICIAL COPY**

### **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, (LLINOIS.

### PARCEL 2:

NON-EXCLUSIVE LASEMENTS 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.