

AFF-2116731 1/2

UNOFFICIAL COPY

Doc#: 2120812389 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 09:09 AM Pg: 1 of 2

WARRANTY DEED Statutory (Illinois)

Dec ID 20210601675656
ST/CO Stamp 1-570-730-768 ST Tax \$168.00 CO Tax \$84.00

THE GRANTOR, LYUBOMIR I. NEYKOV, married to VANYA NEYKOVA, of the Village of Buffalo Grove, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO BRITTANY MADER, of 630 Trace Drive, Unit 405, Buffalo Grove, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


* a separate document
SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2020 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 03-04-300-021 1062
Address of Real Estate: 70 Old Oak Drive, Unit 224, Buffalo Grove, Illinois 60089

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 forever.

DATED this 24th day of JUNE 2021



Lyubomir I. Neykov (SEAL)

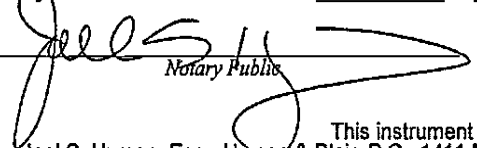


Vanya Neykova (SEAL)

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that LYUBOMIR I. NEYKOV, married to VANYA NEYKOVA and VANYA NEYKOVA, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 24th day of JUNE, 2021



Notary Public

Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:
Jodi M. Robinson-Brezn
Attorney at Law
1790 Nations Drive #201
Gurnee, IL 60031



SEND SUBSEQUENT TAX BILL TO:
Brittany Mader
70 Old Oak Drive
Unit 224
Buffalo Grove, IL
60089

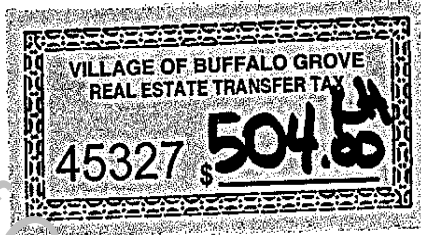
UNOFFICIAL COPY



Address Given: 70 Old Oak Drive, Unit 224
Buffalo Grove, IL 60089

Property Tax No(s): 03-04-300-021-1062

Legal Description:

UNIT 224, AS DELINEATED ON A SURVEY OF A PART OF LOT "C" IN BUFFALO GROVE UNIT NUMBER 7, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 38157, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23500200, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, SITUATED IN COOK COUNTY, ILLINOIS.



REAL ESTATE TRANSFER TAX		21-Jul-2021
	COUNTY:	84.00
	ILLINOIS:	168.00
	TOTAL:	252.00
03-04-300-021-1062	20210601675650	1-570-730-768