

UNOFFICIAL COPY

Doc# 2123104200 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/19/2021 11:54 AM Pg: 1 of 3

Dec ID 20210801628077
ST/CO Stamp 0-091-199-248 ST Tax \$335.00 CO Tax \$167.50

WARRANTY DEED

1012 2129712

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 355
PARK RIDGE, IL 60068

THE GRANTOR(S), BORIMIR V. ALEKSIEV, a single man of the City of Des Plaines, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Borislav Y Aleksiev, of 742 W. Algonquin Rd., Apt 3, Des Plaines, IL 60016

- STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)
 NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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


SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

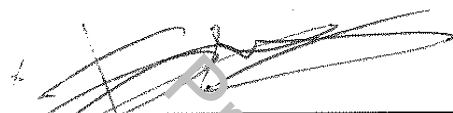
Permanent Real Estate Index Number: 09-17-213-041-0000
Common Address: 303 Western Ave., Des Plaines, IL 60016

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DATED this 16th day of August, 2021


DES PLAINES
 ILLINOIS
 303 WESTERN AVE
 CITY OF DES PLAINES

Real Estate Transfer Tax
 No. **67023**
8/16/2021 \$2.00 per \$1,000.00

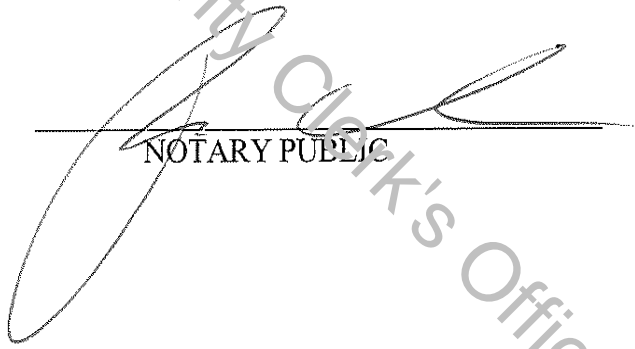


BORIMIR V. ALEKSIEV

State of Illinois)
) ss.
 County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that BORIMIR V. ALEKSIEV, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 16th day of August, 2021



NOTARY PUBLIC

OFFICIAL SEAL
 BEATA VALENTE
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 11/25/21

DEED PREPARED BY:
 Beata Valente
 Law Offices of Beata Valente, LLC
 5508 W. Lawrence Ave
 Chicago, IL 60630

MAIL DEED TO:
Borislav Y Aleksiev
303 Western Ave
Des Plaines, IL 60016

SEND TAX BILL TO:
Borislav Y Aleksiev
303 Western Ave.
Des Plaines, IL 60016

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4

American Land Title Association

File Number : 2129712
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

EXHIBIT A

Legal:**PARCEL 1:**

THE WEST 21.07 FEET OF THE EAST 109.94 FEET OF LOT 26 IN FINAL PLANNED UNIT DEVELOPMENT LEXINGTON PARK - PHASE TWO PUD, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 2013 AS DOCUMENT 1322822095, BEING A FINAL PLANNED UNIT DEVELOPMENT IN PLAT OF RESUBDIVISION LEXINGTON PARK-PHASE TWO, BEING A RESUBDIVISION OF BLOCK 'A' AND THE WEST 9.76 FEET, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE WEST LINE THEREOF, OF BLOCK 'B' IN LEXINGTON PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4, ALL IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION FOR LEXINGTON PARK TOWNHOMES DATED JUNE 16, 2008 AND RECORDED OCTOBER 3, 2008 AS DOCUMENT 0827733128, IN COOK COUNTY, ILLINOIS

Address: 303 Western Ave., Des Plaines, IL 60016

PIN #: 09-17-213-041-0000

PIN #:

PIN #:

Township: Maine

This page is only a part of a 2016 ALTA® Commitment for Title Insurance, issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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