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WARRANTY DEED
Illinois Statutory

Doc#: 2135146276 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/17/2021 03:26 PM Pg: 1 of 4

Dec ID 20211201669527
ST/CO Stamp 0-626-920-080 ST Tax \$175.00 CO Tax \$87.50

MAIL TO:

Georgi & Elena Cheshmedzhieva
105 E. Lillian Avenue, #1A
Arlington Heights, IL 60004

NAME & ADDRESS OF
TAXPAYERS:



Georgi & Elena Cheshmedzhieva
105 E. Lillian Avenue, #1A
Arlington Heights, IL 60004

Above Space for Recorder's Use Only

THE GRANTORS, ^{M.} ~~Miranda~~ Kennedy & Erick Unzueta, husband and wife, of 105 E. Lillian Avenue, #1A, Arlington Heights, IL 60004, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid

CONVEY AND WARRANT to ^{Bazhikov} Georgi Cheshmedzhiev & ^{Cheshmedzhieva} Elena Cheshmedzhieva, husband and wife, as Tenants by the Entirety, of 241(N) Kennicott Drive, #2A, Arlington Heights, IL 60004, all right, title and interest in the following described Real Estate *to wit*:

See Attached

REAL ESTATE TRANSFER TAX		13-Dec-2021
	COUNTY:	87.50
	ILLINOIS:	175.00
	TOTAL:	262.50
03-20-100-028-1081		20211201669527 0-626-920-080

Permanent Index Number(s): 03-20-100-028-1081

Property Address: 105 E. Lillian Avenue, #1A, Arlington Heights, IL 60004

TO HAVE AND TO HOLD said premises, forever as Tenants by the Entirety.

USI

Subject to covenants, conditions, and restrictions of record, easements, real estate taxes for 2020 and subsequent years and special or other assessments not yet confirmed. Grantors hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 10th day of December 2021.



Miranda Kennedy



Erick Unzueta

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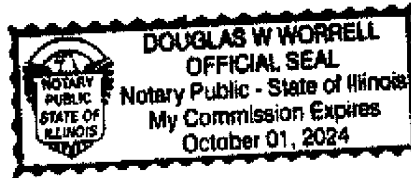
STATE OF ILLINOIS)
COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Miranda Kennedy & Erick Unzueta**, 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 notary seal, this

10th day of December 2021

Douglas W. Worrell
Notary Public



PREPARED BY: Douglas W. Worrell
Law Office of Douglas Worrell, Ltd.
1625 W. Colonial Parkway
Inverness, IL 60067
847-241-2074

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

Property of Cook County Clerk's Office

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STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 10, 2021

Signature: 
Miranda Kennedy

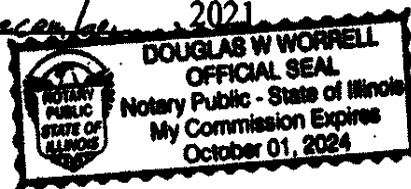
Dated: December 10, 2021

Signature: 
Erick Unzueta

Subscribed and sworn to before me by

the said Miranda Kennedy this 10th day of December, 2021

Erick Unzueta
Douglas W Worrell
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: _____, 2021

Signature: _____
Georgi Cheshmedzhieva

Dated: _____, 2021

Signature: _____
Elena Cheshmedzhieva

Subscribed and sworn to before me by

the said _____ this _____ day of _____, 2021.

Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Parcel 1:

Unit 105-1A in County Club Condominium as delineated on Plat of survey of the following described real estate:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows:

Commencing at a point in the North line of the West 1/2 of the Northwest 1/4 of said Section 20, which is 276.2 feet West of the Northeast corner of the West 1/2 of the Northwest 1/4 and running

Thence West along the said North line 250 feet;

Thence South on a line " parallel with the East line of the West 1/2 of the said Northwest 1/4 distance of 527 feet;

Thence East on a line parallel with said North line of 250 feet and

Thence North on a line parallel with said East line 527 feet to the point of beginning (except that portion thereof lying northerly of the following described line; Beginning in the West line of said West 250 feet. 144.50 feet South of the North line of said Northwest 1/4 (as measured on the West line of the West 250 feet) and extending to the East line of said West 250 feet 145.30 feet South of the North line of said Northwest 1/4 (as measured on the East line of said West 250 feet) excepting therefrom that part existing right of way of palatine road heretofore conveyed to the County of Cook, in Cook County, Illinois.

Parcel 2:

Lot A and B in Arlington highland, being a subdivision of parts of Section 19 and 20, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit "D" to Declaration of Condominium made by Boulevard Bank National association, as trustee under trust agreement dated March 22, 1993 and known as Trust Number 9615, recorded in the office of the recorder of deeds of Cook County, Illinois, as Document Number 93702867; together with its undivided percentage interest in said parcels (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declarations and survey), in Cook County, Illinois.