

ATC-41371 7.

WARRANTY DEED UNOFFICIAL COPY

MAIL TO:

Momchil Simeonov
Michael Cozzi

~~215 N. Arlington Hts. Rd., Suite 203~~ 2250 Landmeier Rd.
~~Arlington Heights, IL 60004~~ Unit E.

Doc#. 2209833256 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2022 12:59 PM Pg: 1 of 2

Dec ID 20220301647889
ST/CO Stamp 0-616-637-328 ST Tax \$215.50 CO Tax \$107.75

Name and Address of Taxpayer:

Elk Grove Village, IL
60007

Momchil Simeonov

~~288 Pembroke Lane, Unit B1~~ 2250 Landmeier Rd.
~~Schaumburg, IL, 60193~~ Unit E.
Elk Grove Village, IL
60007

THE GRANTORS, Kevin M. Clark, a married man, of the Village of Grayslake, County of Lake, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Momchil Simeonov, single man, of the Village of Elk Grove, County of DuPage, State of IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

[See legal description attached hereto.]

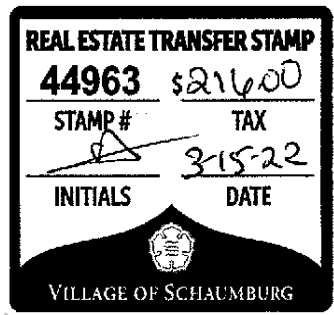
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Not Homestead Property to Grantor or Grantor's Spouse

DATED this 21 day of March, 2022.

(SEAL)

Kevin M. Clark



Momchil Simeonov

Name of Grantee

2250 Landmeier Rd. Unit E Elk Grove Village
IL 60007

Address

Zip

Lauren R. Alexander

Name of Person Preparing Deed

549 Barron Blvd, Suite A, Grayslake, IL 60030

Address

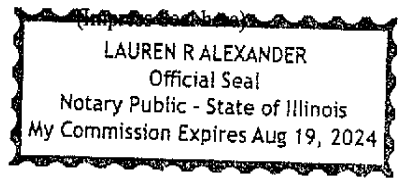
Zip

STATE OF IL)
COUNTY OF LAKE) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin M. Clark, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this 21 day of March, 2022.

Notary Public
Commission Expires:



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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1-3-9-LB1 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 22 AND PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1977 KNOWN AS TRUST NUMBER 22502, RECORDED MARCH 30, 1978 AS DOCUMENT NUMBER 24383272, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2:

PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NUMBER G-1-3-9-LB1 FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 24383272, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

288 Pembridge Lane, Unit B1, Schaumburg, IL, 60193

PERMANENT INDEX NUMBER:

07-22-402-045-1059

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.

REAL ESTATE TRANSFER TAX

06-Apr-2022



COUNTY:	107.75
ILLINOIS:	215.50
TOTAL:	323.25

07-22-402-045-1059

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