

EV22-140989 1/2
WARRANTY DEED
LLC TO INDIVIDUAL

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Doc#: 2214717194 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/27/2022 04:05 PM Pg: 1 of 4

Dec ID 20220501611522
ST/CO Stamp 0-923-897-744 ST Tax \$175.00 CO Tax \$87.50

THE GRANTOR, Birdhouse Acupuncture, Inc., an Illinois Corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Corporation, party of the first part, CONVEYS and WARRANTS to Ivaylo Petkov, of 1591 E. Bayside Ct. Hoffman Estates, party of the second part, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Krasimira KARCHOVSKA - PETKOV, Husband and wife, AS tenancy by the entirety.
Legal Description:

PARCEL 1:

UNIT NUMBER 309 AND P-38 IN CARRIAGE WAY COURT BUILDING NUMBER 5400, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 4 AND 5 OF THREE FOUNTAINS AT PLUM GROVE (ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1968 AS DOCUMENT 20543261) BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 5; THENCE NORTH 69 DEGREES 58 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 5 AFORESAID 183.40 FEET; THENCE NORTH 20 DEGREES 02 MINUTES 00 SECONDS EAST (AT RIGHT ANGLES THERETO) 35.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67 DEGREES 51 MINUTES 04 SECONDS WEST 281.00 FEET; THENCE NORTH 22 DEGREES 08 MINUTES 56 SECONDS EAST 93.00 FEET; THENCE SOUTH 67 DEGREES 51 MINUTES 04 SECONDS EAST 281.00 FEET; THENCE SOUTH 22 DEGREES 08 MINUTES 56 SECONDS WEST 93.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25945971; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CARRIAGE WAY COURT HOMEOWNERS ASSOCIATION DATED JULY 10, 1981 AND RECORDED JULY 22, 1981 AS DOCUMENT 2594535 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 AND KNOWN AS TRUST NUMBER 48050 TO CARMEN M. ACETO DATED MARCH 8, 1982 AND RECORDED JUNE 24, 1982 AS DOCUMENT 26271136.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE GRANT OF EASEMENTS DATED SEPTEMBER 25, 1968 AND RECORDED OCTOBER 18, 1968 AS DOCUMENT 20649594 AND AS CREATED BY DEED FROM THREE FOUNTAINS EAST DEVELOPMENT ASSOCIATIONS, A LIMITED PARTNERSHIP TO ANTHONY R. LICATA DATED NOVEMBER 23, 1979 AND RECORDED

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JANUARY 3, 1980 AS DOCUMENT 25303970 FOR INGRESS AND EGRESS OVER AND ACROSS LOT 2 IN THREE FOUNTAINS AT PLUM GROVE SUBDIVISION IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER THE NORTH 60 FEET OF THAT PART OF LOT 1 FALLING WITHIN THE EAST HALF OF THE WEST HALF OF SECTION 8 AFORESAID FOR THE PURPOSE OF REASONABLE PEDESTRIAN TRAFFIC AS CREATED BY GRANT OF EASEMENT MADE BY HUBBARD, SPENCER BARTLETT TRUST TO THREE FOUNTAINS EASEMENT DEVELOPMENT ASSOCIATES, A LIMITED PARTNERSHIP, RECORDED JUNE 20, 1969 AS DOCUMENT 20877478 IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 08-08-301-059-1043 & 08-08-301-059-1089

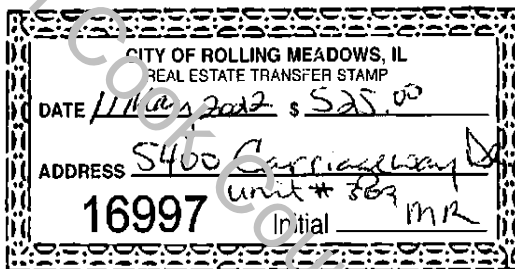
Commonly known as: 5400 Carriageway Drive, Unit 309, Rolling Meadows, IL 60008

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 10th day of May 2022.

Birdhouse Acupuncture, Inc

By *[Signature]*
Ann Vogel-Managing Member

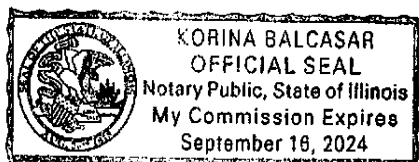
[Signature]
Michael Vogel-Managing Member



STATE OF ILLINOIS)
)SS
COUNTY OF Kane)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael Vogel and Ann Vogel, personally known to me to be the Authorized Members or Managers of Birdhouse Acupuncture, Inc., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Corporation, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of May, 2022



[Signature] (Notary Public)

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Prepared By:
Kendall R. Monson
150 E. Highland Ave
Elgin, IL 60120

Mail To:

Ivanilo Petkov
1599 E. Bay Side Ct.
Hoffman Estates, IL 60192

Name and Address of Taxpayer/Address of Property:

Ivanilo Petkov
1599 E. Bay Side Ct.
Hoffman Estates, IL 60192.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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08-08-301-059-1043

20220501611522

0-923-897-744

COUNTY:	87.50
ILLINOIS:	175.00
TOTAL:	262.50

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