

ATC-42313 1/2

UNOFFICIAL COPY

Doc#: 2216812026 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2022 06:25 AM Pg: 1 of 2

WARRANTY DEED Statutory (Illinois)

Dec ID 20220501625248
ST/CO Stamp 1-380-753-488 ST Tax \$235.00 CO Tax \$117.50

THE GRANTORS, VASIL P. VASILEV and MILENA M. EVGENIEVA, husband and wife, of the Village of Mt. Prospect, 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, CONVEY AND WARRANT TO SAMIR THAKRAL, of 5 Myerson Way, Wheeling, IL 60090 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.


Subject to: Real Estate taxes for the year 2021 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: 09-16-303-029-1016

Address of Real Estate: 1653 River Street, Unit 404, Des Plaines, IL 60016

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 27th day of May, 2022

 (SEAL)
Vasil P. Vasilev

 (SEAL)
Milena M. Evgenieva

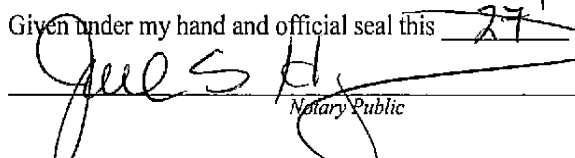
STATE OF ILLINOIS
COUNTY OF LAKE

} SS
}

Acuity Title
5301 Dempster St., Suite 206
***** Skokie, IL 60077 *****

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that VASIL P. VASILEV and MILENA M. EVGENIEVA, husband and wife, 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 27th day of May, 2022


Notary Public

This instrument was prepared by
Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:

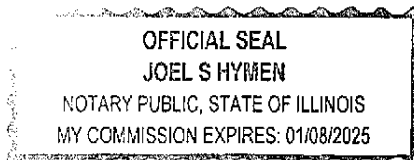
SEND SUBSEQUENT TAX BILL TO:

Samir Thakral

Samir Thakral

1653 River St Unit 404
Des Plaines IL 60016

1653 River St Unit 404
Des Plaines IL 60016



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LEGAL DESCRIPTION RIDER

PARCEL 1:

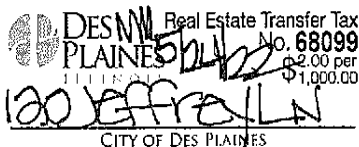
LOTS 1 THROUGH 7 IN BLOCK 3 IN JOHN ALLES JR.'S SUBDIVISION OF LOTS 1 TO 6 IN TOWN OF RAND, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 TO 7 LYING EASTERLY OF THE WESTERLY LINE OF LOT 7 EXTENDED SOUTHERLY, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1986 AND KNOWN AS TRUST NUMBER 17491749 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 20, 1991 AS DOCUMENT NUMBER 91610006, TOGETHER WITH A PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT ASSET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID DECLARATION, AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITION COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 1 THROUGH 6, INCLUSIVE, IN TOWN OF RAND, A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF AND ADJOINING BLOCK 3 OF JOHN ALLES JR.'S SUBDIVISION, TOWNSHIP AND RANGE AFORESAID, AND WHICH LIES SOUTH OF THE SOUTH LINE OF RIVER STREET EXTENDED EAST AND WHICH LIES NORTH OF THE SOUTH LINE OF THE VACATED ALLEY SOUTH OF AND ADJOINING SAID BLOCK 3 AND SAID LINE EXTENDED EAST, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G11 AND STORAGE SPACE S22, ALL IN COOK COUNTY, ILLINOIS.



REAL ESTATE TRANSFER TAX

03-Jun-2022



COUNTY:	117.50
ILLINOIS:	235.00
TOTAL:	352.50

09-16-303-029-1016

| 20220501625248 | 1-380-753-488