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Doc#: 2234133290 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2022 02:18 PM Pg: 1 of 4

WARRANTY DEED TO LLC

Dec ID 20221201604408

THE GRANTORS, Gergana Todorova and Yordan Stefanov wife and husband; of the Village of Elk Grove Village, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT TO: **Bulgar Investments LLC 2311 S Goebbert Rd, an Illinois limited liability company, *** Grantee, all of their interest in the following described Real Estate in the County of Cook, in the State of Illinois:

* of 1035 Florida Lane, Elk Grove Village, IL 60007

See attached legal description.

Permanent Real Estate Index Number: **08-15-301-005-1026**


Address of Real Estate: **2311 S. Goebbert Road, Unit B 104, Arlington Heights, IL 60005**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for 2022 and subsequent years.

Dated this 18th day of October, 2022.



Gergana Todorova



Yordan Stefanov

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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 **Gergana Todorova** and **Yordan Stefanov** 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 18th day of October, 2022



Mary Anne Frank
Notary Public

This instrument was prepared by and when recorded mail to: Drost Kivlahan McMahon & O'Connor LLC, 11 S. Dunton Avenue, Arlington Heights, IL 60005

Send Subsequent Tax Bills to: Buglar Investments LLC 2311 S Goebbert Rd, 1035 Florida Lane, Elk Grove Village, IL 60007

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 200/31/45 PROPERTY TAX CODE.

10/18/22 [Signature]
DATE REPRESENTATIVE

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Legal Description

PARCEL 1:

UNIT NUMBER B104 IN THE BRITTANY PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN GRETA LEDERER DEVELOPMENT CO.'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 25, 1966 AS DOCUMENT 2283027, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION FOR BRITTANY PLACE, INCLUDING MATTERS RELATING TO THE BRITTANY PLACE CONDOMINIUM RECORDED MAY 19, 1994 AS DOCUMENT 94451607 AS AMENDED BY RECHARACTERIZATION AMENDMENT NO. 1 RECORDED JUNE 24, 1994 AS DOCUMENT 94556621, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN INGRESS AND EGRESS, AS SET FORTH IN THE DECLARATION FOR BRITTANY PLACE, INCLUDING MATTERS RELATING TO THE BRITTANY PLACE CONDOMINIUM RECORDED MAY 19, 1994 AS DOCUMENT 94451607 AS AMENDED BY RECHARACTERIZATION AMENDMENT NO. 1 RECORDED JUNE 24, 1994 AS DOCUMENT 94556621, AND AS CREATED BY DEED FROM LASALLE NATIONAL TRUST, AS TRUSTEE UNDER NUMBER 118581 TO BRYAN P. MCVILLA AND NICOLE D. FRONK RECORDED NOVEMBER 13, 1995 AS DOCUMENT 95782082.

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AFFIDAVIT

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of her knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated: October 18, 2022.

Signature: *Lisa M. Barr*
Agent

Subscribed and sworn to before me by the said Agent this 18th day of October, 2022.

Raquel Barr
Notary Public



The grantee or his/her agent affirms that, to the best of her knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated: October 18, 2022.

Signature: *Lisa M. Barr*
Agent

Subscribed and sworn to before me by the said Agent this 18th day of October, 2022.

Raquel Barr
Notary Public

