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Doc#: 2309033269 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/31/2023 04:16 PM Pg: 1 of 3

Dec ID 20230301684505
ST/CO Stamp 1-243-814-096 ST Tax \$89.00 CO Tax \$44.50
City Stamp 1-161-500-880 City Tax: \$934.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Hymen & Blair P.C.
1411 McHenry Rd.
Suite 125
Buffalo Grove, IL 60089

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Yanko Ganev
8748 W. Berwyn Ave., Unit 2A
Chicago, IL 60656

230ND726014RM / 1KSCRW
THE GRANTORS: Luan Hajdari and Kristina Hajdari, husband and wife, of 8748 W. Berwyn Ave., Unit 2A, Chicago, IL 60656, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Yanko Ganev, a married man, of 960 Beau Dr #309, Des Plaines, IL 60016, to have and to hold, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 8748 W. Berwyn Ave., Unit 2A, Chicago, IL 60656
PIN: 12-11-117-029-1012

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 building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GND726014RM

For APN/Parcel ID(s): 12-11-117-029-1012

UNIT '102-A' AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL) : LOTS 1, 2 AND 3 IN MC NERNEY GOSLIN SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY THE PARKWAY BANK AND TRUST COMPANY, HARWOOD HEIGHTS, ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1972 AND KNOWN AS TRUST NUMBER 2030 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22425967; TOGETHER WITH ITS UNDIVIDED PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

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