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WARRANTY DEED

AFTER RECORDING MAIL TO:

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

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Yanko Ganev 8748 W. Berwyn Ave., Unit 2A Chicago, IL 60658

23GND726018RM / IKSCRM

THE GRANTORS: Luan Hajdari and Kristina Hajdari, husband and wife, of 8748 W. Berwyn Ave., Unit 2A, Chicago, in 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 magriced man, of 960 Beau Dr #309, Des Plaines, IL 60016, to have and to hold, following described (See) 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 or 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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DATED this 27 day of Mrot	, 2023.
Luan Hajdari Luan Hajdari	Kristina Hajdari
STATE OF I/INNI) COUNTY OF I/ONIC SS	
in person and individually acknowledged that the their free and voluntary act for the uses and purand waiver of the right of homestead.	idari, personally known to me to be the same pregoing instrument, appeared before me this day ney signed and delivered the said instrument as
Given under my hand and official seal this OFFICIAL SEAL LAURA DIANDREA VANO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 06/03/2026	Notary Public
NAME AND ADDRESS OF PREPARER: Brian Iversen and/or Laura Di Andrea-Iversen a Attorney at Law 119 S. Emersen, Suite 262 Mt. Prospect, IL 60056	and/or William iv⊵reen

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LEGAL DESCRIPTION

Order No.: 23GND726014RM

For APN/raicel 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 E'.ST 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 TUMBER 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.