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Doc# 2310947087 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2023 02:40 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20230301687058
ST/CO Stamp 1-900-334-288 ST Tax \$306.00 CO Tax \$153.00

BW23065291 112CM

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Ventsislav Gospodinov, a married person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Rosalba Karras and Christian Karras, ^{Both SINGLE People} ~~married to each other~~ of 106 West Ridge Lane, ~~not~~ ^{not} as Joint Tenants ~~or~~ as Tenants in Common, ~~but as~~ Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 03-10-406-018-0000
Property Address: 530 Audrey Lane, Wheeling, IL 60090

WHEELING
Real Estate Transfer Approved
Date: 4/18/23
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 5th day of April, 2023.

(Seal)

Ventsislav Gospodinov

(Seal)

Nadya Gospodinova,* waiving homestead rights only

*a/k/a Nadya Stoyanova Gospodinova

REAL ESTATE TRANSFER TAX		19-Apr-2023	
	COUNTY:	153.00	
	ILLINOIS:	306.00	
	TOTAL:	459.00	
03-10-406-018-0000		20230301687058 1-900-334-288	

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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ventsislav Gospodinov and Nadya Stoyanova Gospodinova, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 5th day of April, 2023.



Notary Public



THIS INSTRUMENT PREPARED BY
Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TO:

Pistorio and Simons PC
601 East Irving Park Road
Roselle, IL 60172

SEND SUBSEQUENT TAX BILLS TO:

Rosalba Karras
530 Audrey Lane
Wheeling, IL 60090

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Exhibit A

LOT 25 IN BLOCK 5 IN DUNHURST SUBDIVISION UNIT 3, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-10-406-018-0000

For Informational Purposes only: 530 Audrey Lane, Wheeling, IL 60090

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