

Doc#: 2311006268 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/20/2023 03:29 PM Pg: 1 of 4

Dec ID 20230301684142  
ST/CO Stamp 0-916-630-736 ST Tax \$180.50 CO Tax \$90.25

The Grantors **Michael Dritz**,  
an unmarried man, for the  
consideration of TEN and  
00/100 Dollars (\$10.00), and  
other good and valuable  
considerations, the receipt  
and sufficiency of which is  
hereby acknowledged,  
CONVEYS and WARRANTS  
to;

**Lubomir Vukov & Desislava Vukov, as co-trustees of the Alexander LV Trust Dated April 10, 2020**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

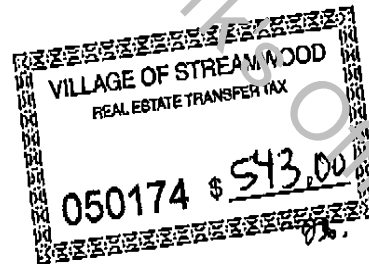
PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Property Address: 97 Hazelnut Drive, Streamwood, IL 60107**

**Parcel ID Number: 06-24-414-059-0000**

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.



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# UNOFFICIAL COPY

DATED this 29 day of MARCH, 2023

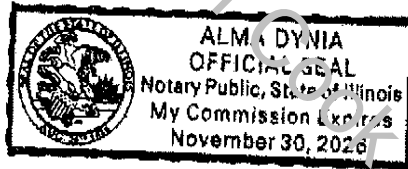
Michael Dritz  
Michael Dritz

State of ILLINOIS

County of COOK

The undersigned, a notary public in and for the above county and state, certifies that **Michael Dritz**, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 29 day of MARCH, 2023



Alma Dynia  
NOTARY PUBLIC

**DEED PREPARED BY:**  
Alfred S. Dynia  
710 W. Higgins Rd., Suite 103  
Park Ridge, IL 60068

**MAIL DEED TO:**  
The Alexander L.V. Trust  
1339 S. Dunton Ave  
Arlington Heights, IL 60005

**SEND TAX BILL TO:**  
The Alexander L.V. Trust  
1339 S. Dunton Ave  
Arlington Heights, IL 60005.

# UNOFFICIAL COPY

## Exhibit "A" Legal Description

THAT PART OF LOT 12 IN BLOCK 20 IN STREAMWOOD GREEN UNIT 3-B, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1987 AS DOCUMENT NUMBER 87486450, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 45.18 FEET, THENCE SOUTH 89 DEGREES 52 MINUTES 10 SECONDS EAST, A DISTANCE OF 62.51 FEET, THENCE NORTH 60 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 70.73 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12, THENCE NORTHEASTERLY ALONG SAID LOT 1, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 70.00 FEET, THE CHORD THEREOF HAVING A BEARING OF NORTH 87 DEGREES 11 MINUTES 59 SECONDS EAST AND A LENGTH OF 7.02 FEET, AN ARC DISTANCE OF 7.03 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST ALONG SAID NORTH LOT LINE, A DISTANCE OF 71.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, THENCE SOUTH 00 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 115.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 139.92 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 45.18 FEET, THENCE SOUTH 89 DEGREES 52 MINUTES 10 SECONDS EAST A DISTANCE OF 140.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT 12, THENCE SOUTH 00 DEGREES 49 MINUTES 50 SECONDS WEST ALONG SAID EAST LOT LINE, A DISTANCE OF 44.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 139.92 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

20-Apr-2023



COUNTY:  
ILLINOIS:  
TOTAL:

90.25  
180.50  
270.75

06-24-414-059-0000

20230301684142 | 0-916-630-736