

15402
1 of 1

UNOFFICIAL COPY

Doc# 2313741175 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 02:31 PM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20230401602636
ST/CO Stamp 1-397-109-456 ST Tax \$130.00 CO Tax \$65.00

Above Space for Recorder's Use Only

THE GRANTOR(S) Michele Swiatkowski a/k/a Michele Switowski a/k/a Michele Swiatowski, married, of the City of Rolling Meadows, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Radoslava Krachmarov, _____ and Veselina Ivanova, _____ as joint tenants by the entirety of Schaumburg, Illinois, the following described Real Estate situated in the County of Lake in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantee Address: 13623 Lorraine Pl, Schaumburg IL 60173

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 08-08-301-063-1067; 08-08-301-063-1067

Address(es) of Real Estate: 5000 Carriageway Drive, Unit Apt 103 Rolling Meadows, IL 60008

NOT A HOMESTEAD PROPERTY

The date of this deed of conveyance is 04/25/2023.

Michele Swiatkowski

Michele Swiatkowski a/k/a Michele Switowski a/k/a
Michele Swiatowski

State of Illinois, County of Lake. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michele Swiatkowski a/k/a Michele Switowski a/k/a Michele Swiatowski personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 04/25/2023.



Kristy Castaldo
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 5000 Carriageway Drive, Unit Apt 103, Rolling Meadows, IL 60008

Legal Description:

PARCEL 1: UNIT NUMBERS 103 AND P-19 IN CARRIAGE WAY COURT CONDOMINIUM BUILDING NUMBER 5000, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 3 AND 4 OF THREE FOUNTAINS AT PLUM GROVE (ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1968 AS DOCUMENT 20543261) BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LOT 3; THENCE SOUTH 74 DEGREES 47 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF LOT 3, 139.89 FEET; THENCE SOUTH 15 DEGREES 12 MINUTES 44 SECONDS WEST (AT RIGHT ANGLES THERETO) 67.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 15 DEGREES 16 MINUTES 51 SECONDS WEST 93.00 FEET; THENCE SOUTH 74 DEGREES 43 MINUTES 09 SECONDS EAST 285.21 FEET; THENCE NORTH 15 DEGREES 16 MINUTES 51 SECONDS EAST 93.00 FEET; THENCE NORTH 74 DEGREES 43 MINUTES 09 SECONDS WEST 285.21 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 25, 1983 AS DOCUMENT 26619595, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CARRIAGE WAY COURT HOMEOWNER'S ASSOCIATION DATED JULY 9, 1981 AND RECORDED JULY 22, 1981 AS DOCUMENT 25945355 AND AS SET FORTH IN THE DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 AND KNOWN AS TRUST NUMBER 48050 TO BRIAN E. O'MALLEY DATED FEBRUARY 25, 1983 AND RECORDED JUNE 7, 1983 AS DOCUMENT 26633729.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE GRANT OF EASEMENTS DATED SEPTEMBER 25, 1968 AND RECORDED OCTOBER 18, 1968 AS DOCUMENT 20649594 AND AS CREATED BY DEED FROM THREE FOUNTAINS EAST DEVELOPMENT ASSOCIATES, A LIMITED PARTNERSHIP TO ANTHONY R. LICATA DATED NOVEMBER 23, 1979 AND RECORDED JANUARY 3, 1980 AS DOCUMENT 25303970 FOR INGRESS AND EGRESS OVER AND ACROSS LOT 2 IN THREE FOUNTAINS AT PLUM GROVE SUBDIVISION IN COOK COUNTY, ILLINOIS

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER THE NORTH 60 FEET OF THAT PART OF LOT 1 FALLING WITHIN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 8 AFORESAID FOR THE PURPOSE OF REASONABLE PEDESTRIAN TRAFFIC AS CREATED BY GRANT OF EASEMENT MADE BY HIBBARD, SPENCER BARTLETT TRUST TO THREE FOUNTAINS EAST DEVELOPMENT ASSOCIATES, A LIMITED PARTNERSHIP RECORDED JUNE 20, 1969 AS DOCUMENT 20877478 IN COOK COUNTY, ILLINOIS.

Acuity Title
6301 Dempster St., Suite 206
***** Skokie, IL 60077 *****

CITY OF ROLLING MEADOWS, IL	
REAL ESTATE TRANSFER STAMP	
DATE	4/24/23 \$ 390.00
ADDRESS	5000 Carriageway Dr 18618-1103 Initial JH

This instrument was prepared by:
Annette OConnor

PO BOX 9702
Naperville, IL 00000

Send subsequent tax bills to:
Radoslava Krachmarov
Veselina Ivanova
5000 Carriageway Drive, Unit Apt 103
Rolling Meadows, IL 60008

Mail recorded document to:
Kozar Law Office
126 S. York St.
Elmhurst, IL 60126

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

15-May-2023



COUNTY:
ILLINOIS:
TOTAL:

65.00
130.00
195.00

08-08-301-063-1003

20230401602636 | 1-397-109-456