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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#. 2314445070 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2023 10:19 AM Pg: 1 of 3

Dec ID 20230501619815
ST/CO Stamp 2-137-467-600 ST Tax \$150.00 CO Tax \$75.00

Preparer File:
FATIC No.: AF1033510

THE GRANTOR(S) Louis Eliopoulos as Trustee of the First Amendment and Restatement of the Pat Eliopoulos Revocable Trust dated 02/09/2023, a single person, of 1806 Hemlock Pl, #106, Schaumburg, IL 60173 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Ani Halacheva* of 580 Sycamore Dr., Elk Grove Village, IL 60007, all interest in the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

**A Single Woman and Nikolay Arichev, a Single Man, as Joint Tenants
See Exhibit "A" attached hereto and made a part hereof*

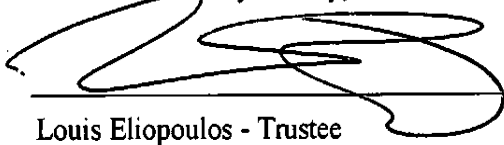
SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

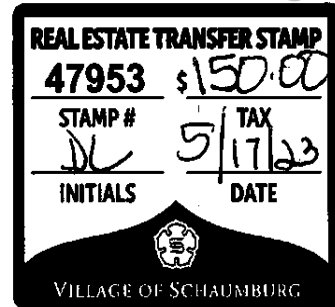
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 07-12-201-021-1006

Address of Real Estate: 1806 Hemlock Pl, #106, Schaumburg, IL 60173

Dated this 19th day of May, 2023.


Louis Eliopoulos - Trustee

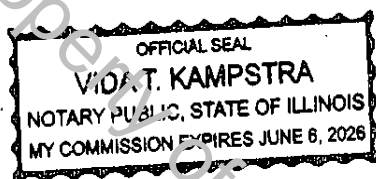


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STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Louis Eliopoulos, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 19th day of May, 2023.



Vida T. Kampstra

 Notary Public

Prepared by:

Kupisch & Carbon, Ltd.
 201 N. Church
 Bensenville, IL 60106

Mail to:

Ani Halacheva
 1806 Hemlock Pl
 Unit #106
 Schaumburg, IL 60173

Name and Address of Taxpayer:

Ani Halacheva
 1806 Hemlock Pl
 Unit #106
 Schaumburg, IL 60173



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EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1: PARCEL 12A, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 12 IN BARTLETT MANOR HOMES, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 41 MINUTES 25 SECONDS WEST, A DISTANCE OF 12.00 FEET TO A POINT ON THE CENTER LINE OF A PARTY WALL; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG THE CENTERLINE OF A PARTYWALL, A DISTANCE OF 20.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG THE CENTERLINE OF A PARTYWALL, A DISTANCE OF 4.00 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 28.00 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 25 SECONDS EAST, A DISTANCE OF 18.00 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 35 SECONDS WEST, A DISTANCE OF 48.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE EASEMENTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AS DOCUMENT NO. R88-041814.

PARKING UNITS G-25 AND G-39 ARE ALSO HEREBY CONVEYED TO GRANTEE AND ARE EXCLUSIVE COMMON ELEMENT FOR UNIT 1806-105.

Property of Cook County Clerk's Office

