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Doc#: 2315013338 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 03:13 PM Pg: 1 of 2

WARRANTY DEED

This instrument was prepared by:

Kevin C. Wille
Attorney at Law
Law Office of Kevin C. Wille LLC
701 W. Golf Road
Mount Prospect, IL 60056

Dec ID 20230501624567
ST/CO Stamp 0-129-886-928 ST Tax \$230.00 CO Tax \$115.00

THE GRANTORS, Felix M. Zagalsky and Tatyana Zagalskaya, husband and wife, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEES, Daniel F. Levy and Donna L. Ruggiero, husband and wife, tenants by the entirety, interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

** Of 701 W. Golf Rd, Mount Prospect, IL 60056*

Unit "C" in Building 24 in Inverrary West Condominium, together with its undivided percentage interest in the common elements as defined and delineated in the declaration of condominium recorded as Document Number 25129105 as amended from time to time in the West 1/2 of the Southeast 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

** 2095 N. Ginger Creek Dr, #C, Palatine, IL 60074*
Property Index Number: 02-01-201-023-1083


Address of Real Estate: 2095 N. Ginger Creek Drive, Unit C, Palatine, IL 60074

SUBJECT TO: general real estate taxes for 2nd installment of 2022 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities.

DATED THIS 24th DAY OF MAY, 2023

GRANTORS:


Felix M. Zagalsky


Tatyana Zagalskaya

REAL ESTATE TRANSFER TAX		30-May-2023
COUNTY:	ILLINOIS:	115.00
TOTAL:		230.00
02-01-201-023-1083	[20230501624567]	0-129-886-928


ALLIANCE TITLE CORPORATION
5523 N. CUMBERLAND AVE., STE. 1211
CHICAGO, IL 60656
(773) 556-2222

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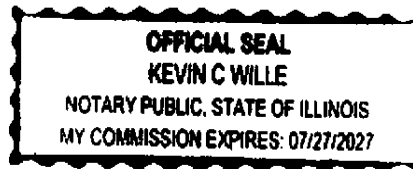
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Felix M. Zagalsky and Tatyana Zagalskaya**, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed 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 if applicable.

Given under my hand and official seal, this 24th day of May, 2023



Notary Public



MAIL TO:

William B. Levy
Rhoades Levy Law Group
3400 Dundee Rd #340
Northbrook IL 60062

SEND SUBSEQUENT TAX BILLS TO:

D. Levy & D. Ruggiero
2095 N. Ginger Creek Dr. Unit C
Palatine IL 60074