

UNOFFICIAL COPY

Doc#. 2324813122 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/05/2023 02:37 PM Pg: 1 of 3

Dec ID 20230801601895
ST/CO Stamp 0-190-199-248 ST Tax \$525.00 CO Tax \$262.50

WARRANTY DEED
ILLINOIS STATUTORY
PTC23-20334 1 of 2
THE GRANTORS

Theodore Gamrat and Diane I. Gamrat
4376 Lombardy Ln.,
Hoffman Estates, IL 60010

(The Above Space for Recorder's Use Only)

THE GRANTORS **Theodore Gamrat and Diane I. Gamrat**, husband and wife, of 4376 Lombardy Ln., Hoffman Estates, IL 60010 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to **Miroslava Georgieva and Atanas Tashev**, ~~a married couple~~ of 116 White Oak Court Apt.2, Schaumburg IL 60195, not as joint tenants, nor as tenants in common, but as tenants by the entirety, to have and hold, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*** WIFE AND HUSBAND**

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 02-19-323-041-0000

Property Address: 4376 Lombardy Ln., Hoffman Estates, IL 60010

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

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.

Dated this 15th day of August, 2023.

Theodore Gamrat
Theodore Gamrat

Diane I. Gamrat
Diane I. Gamrat

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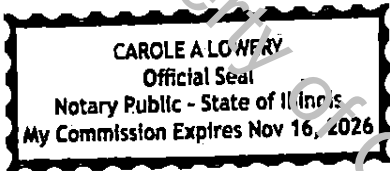
STATE OF ILLINOIS)
) SS,
COUNTY OF *McHenry*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Theodore Gamrat and Diane I. Gamrat** personally known to me to be the same persons whose names are 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 15 day of Aug, 2023.

Carole A Lowery

Notary Public

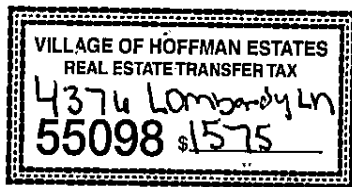


THIS INSTRUMENT PREPARED BY
Laura Di Andrea-Iversen
Iversen Law
119 S. Emerson Street, #262
Mt. Prospect, IL 60056

REAL ESTATE TRANSFER TAX		31-Aug-2023
	COUNTY:	262.50
	ILLINOIS:	525.00
	TOTAL:	787.50
02-19-323-041-0000	20230801601895	0-190-199-248

MAIL TO:
(232310)
Joel Hymen
1411 McHenry Rd.,
Suite 125,
Buffalo Grove, IL 60089

SEND SUBSEQUENT TAX BILLS TO:
Miroslava Georgieva
4376 Lombardy Ln.,
Hoffman Estates
IL 60010



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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC23-20334

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 41 IN BLOCK 16 IN POPLAR HILLS UNIT FOUR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9, AND A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4376 Lombardy Lane, Hoffman Estates, IL 60192
Parcel ID(s): 02-19-323-041-0000,

Property of Cook County Clerk's Office