

# UNOFFICIAL COPY

Doc#. 2325625013 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/13/2023 08:18 AM Pg: 1 of 3

Dec ID 20230901620254  
ST/CO Stamp 0-646-761-936 ST Tax \$241.00 CO Tax \$120.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Tomasz Zamora  
615 Saint Marys Parkway  
Buffalo Grove, IL 60089


(The Above Space for Recorder's Use Only)

THE GRANTOR Tomasz Zamora, married <sup>man</sup>, of 615 Saint Marys Parkway, Buffalo Grove, IL 60089 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid CONVEYS AND WARRANTS to Victor Stoyan Todorov, ~~a~~ a single man of Arlington Hts. IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 03-15-210-028-1009

Property Address: 917 Ridgefield Lane, Wheeling, IL 60090

  
Real Estate Transfer Approved  
Initials: LNZ Date: 8-30-23  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not the Homestead Property of the Grantor nor the Grantor's Spouse.

**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 8<sup>th</sup> day of September, 2023.

Tomasz Zamora  
Tomasz Zamora

File nr: A1230623  
After recording mail to:  
Altima Title, LLC. 1  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

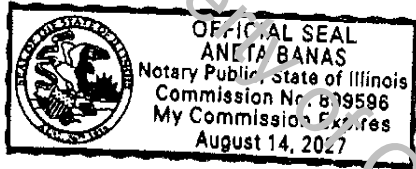
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STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tomasz Zamora personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 8 day of September, 2023.

*Aneta Banas*  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY  
*Beata Swietkowski*  
Swietkowski & Swietkowski P.C.  
111 W. Jackson Blvd., Suite 1700  
Chicago, IL 60604

MAIL TO:

Victor Stoyan Todorov  
917 Ridgefield Lane  
Wheeling, IL 60090

SEND SUBSEQUENT TAX BILLS TO:

Victor Stoyan Todorov  
917 Ridgefield Lane  
Wheeling, IL 60090

File No: AT230623

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## EXHIBIT "A"

**UNIT 2-3 IN COUNTRY HOMES OF RIDGEFIELD LANE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**PART OF LOT 13 IN LEMKE FARMS SUBDIVISION NUMBER 1, A SUBDIVISION IN THE NORTH HALF OF THE EAST HALF OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15 LYING NORTH OF THE NORTH LINE OF THE SOUTH 165.31 FEET THEREOF IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART FALLING IN STREETS);**

**AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 16, 1986 AS DOCUMENT 86244522, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**Property Address: 917 RIDGEFIELD LN WHEELING, IL 60090  
Parcel ID Number: 03-15-210-028-1009**

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions.  
Commitment for Title Insurance 2021 v. 01.00*

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