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Warranty DEED
ILLINOIS STATUTORY



2418714355

BT 2210024-00203
(182)

Doc# 2418714355 Fee \$93.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/16/2024 3:36 PM

PAGE: 1 OF 3

THE GRANTOR(S), Tracy D. Hughes and Daniel F. Hughes, husband and wife^{**}, of the City of Riverwoods, County of Lake, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Alexander D Hristov^{*}, of 4927 N. Winthrop Ave., Apt. 38, Chicago, Illinois of the County of Cook, all interest in the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

* An unmarried person

SEE LEGAL DESCRIPTION ATTACHED

SUBJECT TO:

Building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements Covenants and restrictions of record; party wall rights and agreements, if any, existing leases and tenancies; real estate taxes for 2023 and subsequent years, the condominium declarations and bylaws.

Permanent Real Estate Index Number(s): 14-17-118-032-1040

Address(es) of Real Estate: 4553 N. Magnolia, Unit 510, Chicago, Illinois 60640^{**}

Dated this 22ND day of MARCH, 2024

Grantor: Tracy D. Hughes

Grantor: Daniel F. Hughes

REAL ESTATE TRANSFER TAX	04-Apr-2024
	CHICAGO: 3,675.00
	CTA: 1,470.00
	TOTAL: 5,145.00 *

14-17-118-032-1040 | 20240301664848 | 1-562-152-496

* Total does not include any applicable penalty or interest due.

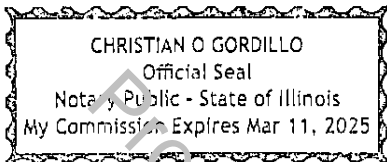
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tracy D. Hughes and Daniel F. Hughes, husband and wife, 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 22ND day of MARCH, 2024



Christian O Gordillo (Notary Public)

Prepared By:

Angela Koconis-Gibson
Attorney At Law
4854 N. Kedvale
Chicago, IL 60630

~~Mail To:~~ Hymen's Blair PC (242078)
1411 McHenry Rd, Ste 125
Buffalo Grove, IL 60089

Name & Address of Taxpayer:

Alexander D. Hristov
4553 N. Magnolia, Unit 1510
Chicago, IL 60640

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

REAL ESTATE TRANSFER TAX

16-Apr-2024



COUNTY:	245.00
ILLINOIS:	490.00
TOTAL:	735.00

14-17-118-032-1040

| 20240301664848 | 0-628-523-312

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 510 IN THE MAGNOLIA GARDENS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 46,47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH, OF SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0402119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-11, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 510, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE STORAGE ROOM NUMBER S-5B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 510, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.