

WARRANTY DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY

Elevation Title Et. 2400129



Doc# 2414308006 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/22/2024 10:17 AM
PAGE: 1 OF 2

THE GRANTORS, HELEN VLINER, a married woman and IAN R. ZUBER, a married man, whose address is 398 Waverly Drive, Mundelein, IL 60060, and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto GRANTEES, CHERMEN CHELDIEV AND DZERASSA GEGUEVA, husband and wife, as Tenants by the Entirety, whose address is 500 West Dundee Road, Apt. 246, Wheeling, IL 60090, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 1F IN BUILDING 1 IN FAIRWAY GREENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN FAIRWAY GREENS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 8, 2005 AS DOCUMENT NUMBER 0518930017, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 03-04-201-025-1006
Address of Real Estate: 588 Fairway View Drive, Unit 1F, Wheeling, IL 60090

* THIS IS NOT HOMESTEAD PROPERTY *

SUBJECT TO: General real estate taxes not yet due and payable; 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 the Declaration of Condominium Ownership.

Real Estate Transfer Approved
initials AM Date 5/14/24
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

REAL ESTATE TRANSFER TAX		22-May-2024
	COUNTY:	79.00
	ILLINOIS:	158.00
	TOTAL:	237.00
03-04-201-025-1006 20240501600797 1-007-084-848		

Dated this 14th day of April, 2024

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GRANTORS:

[Handwritten signature of Helen Vilner]

HELEN VILNER

[Handwritten signature of Ian R. Zuber]

IAN R. ZUBER

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT HELEN VILNER, a married woman and IAN R. ZUBER, a married man**, are personally known to me to be the same persons, who 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.

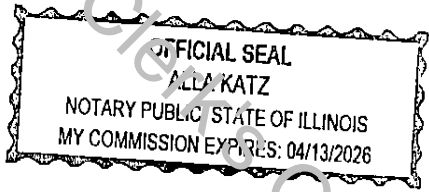
Given under my hand and official seal, this 14th day of April, 2024.

[Handwritten signature of Notary Public]
Notary Public

Prepared By: R. Anthony DeFrenza, Esq.
DEFRENZA MOSCONI, PC
425 Huehl Road, Building 13A
Northbrook, Illinois 60062

Mail To: Chermen Cheldiev
Dzerassa Gugueva
588 Fairway View Drive, #1F
Wheeling, IL 60090

Taxpayer: *Grantee Name + Address*
Chermen Cheldiev ✓
Dzerassa Gegueva
588 Fairway View Drive, #1F
Wheeling, IL 60090



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