

UNOFFICIAL COPY

WARRANTY DEED

92124577

7348072/668228
① 22899/21087

THE GRANTORS, STEVEN APPELBAUM and JILL APPELBAUM, married to each other, of the City of Wheeling, State of Illinois, for and in consideration of Ten and 00/00 Dollars (\$10.00), and other valuable consideration in hand paid, CONVEY and WARRANT to BORIS SHVARTS and LYUBOV SHVARTS, 9638 Bay Colony, Des Plaines, IL 60016

not in Tenancy in Common, but in JOINT TENANCY with the right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois; to wit:

See attached Legal Description

25⁰⁰/₉₈

Permanent Index No: 03-02-418-034-0000
Commonly Known As: 341 Shadowbend, Wheeling, IL 60090

Subject To: covenants, conditions and restrictions of record; terms, provision, covenants and conditions of the Declaration of condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways, party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1991 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Dated this 24 day of February, 1992

[Signature]
STEVEN APPELBAUM

[Signature]
JILL APPELBAUM

92124577

State of Illinois)
County of Cook) SS

The undersigned, a Notary Public for the County and State aforesaid, DOES HEREBY CERTIFY that STEVEN APPELBAUM and JILL APPELBAUM, married to each other, personally known to or identified by me appeared before me and acknowledged that they signed this 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 26 day of February, 1992

" OFFICIAL SEAL "
MARK S. SMITH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/25/92

[Signature]
Notary Public

This instrument was prepared by:
Engelman & Smith, 4711 Golf Rd., #907, Skokie, IL 60076

Mail to:
Ronald Lake
Attorney at Law
1500 W. Shure, #110
Arlington Heights, IL 60004

Send Subsequent Tax Bills to:
Boris & Lyubov Shvarts
341 Shadowbend Drive
Wheeling, IL 60090

BOX 333

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CLERK OF COUNTY CLERK'S OFFICE
JANUARY 1992

1992 FEB 27 10:11:22



92126571

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025935

COOK
CO. NO. 616

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
FEB 27 92
\$ 65.00
REVENUE STAMP
FEB 27 92
CO. 11427
Cook County
REAL ESTATE TRANSACTION TAX



230734

65.00

Property of Cook County Clerk's Office

254871286

Property of Cook County

PARCEL 1: UNIT 3B, LOT 1, CLUSTER 21 IN SHADOW BEND PHASE III, A SUBDIVISION OF A TRACT OF LAND BEING A PART OF LOTS 2 AND 5 IN THE SUBDIVISION OF GEORGE STRONG'S FARM IN SECTION 2 AND THE WEST 1/2 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF LOT 1, OF OWNER'S SUBDIVISION OF PART OF THE OLD FIKKENS FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND A PART OF LOT 3 OF OWNER'S SUBDIVISION OF SECTION 1 AND 2 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED IN THE REGISTRAR'S OFFICE ON MAY 10, 1973 AS DOCUMENT LR 2690976 AND RECORDED MAY 10, 1973 AS DOCUMENT LR 22320784 IN COOK COUNTY, ILLINOIS, AND AS AMENDED BY AFFIDAVIT OF CORRECTION DATED JUNE 20, 1973 AND FILED IN THE REGISTRAR'S OFFICE ON JUNE 22, 1973 AS DOCUMENT LR 2699913 AND RECORDED JUNE 22, 1973 AS DOCUMENT 22372159 IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED JUNE 13, 1975 AS DOCUMENT 23114271 AND REGISTERED JUNE 13, 1975 AS DOCUMENT LR 2813052 AS CREATED BY DEED FROM AMERICA NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1977 AND KNOWN AS TRUST NUMBER 25487 TO DEBORAH BOLDT COHEN DATED MAY 4, 1979 AND RECORDED JUNE 19, 1979 AS DOCUMENT 25011015 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION OF
 341 SHADOWBEND, UNIT 3B
 WHEELING, IL

UNOFFICIAL COPY

Property of Cook County Clerk's Office