

UNOFFICIAL COPY 98364906

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1998-05-05 10:42:35
Cook County Recorder 25.50

WARRANTY DEED

Return To:
Richard A. Kocurek
Attorney at Law
3239 S. Grove Avenue
Berwyn, Illinois 60402

Send Subsequent Tax Bills To:
Siva K. Menon
1405 N. Harlem Avenue, Unit C
Oak Park, Illinois 60302

COOK COUNTY
RECORDER
JESSE WHITE
ROLLING MEADOWS

THE GRAN(T)OR(S), MIHAIL P. NIKOLOV and MAGDALINA B. ARGIROVA, Husband and Wife,

of the Village of Oak Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Convey(s)** and **Warrant(s)** to

KUMAR *SKM*
SIVA K. MENON,

of 930 Ontario Street, Apt. 1E, Village of Oak Park, County of Cook, State of Illinois, the following described Real Estate, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO)

Subject to: General taxes for the year 1997 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record.

situated in the Village of Oak Park, County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Tax Identification No.(s): 16-16-1107-057

Property Address: 1405 N. Harlem Avenue, Unit C, Oak Park, Illinois 60302

Dated this 28th day of April, 1998

Mihail P. Nikolov SEAL *Magdalena B. Argirova* SEAL
MIHAIL P. NIKOLOV **MAGDALINA B. ARGIROVA**

SEAL _____ SEAL

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State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that

MIHAIL P. NIKOLOV and MAGDALINA B. ARGIROVA, Husband and Wife,

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 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 seal, this 28th day of April, 1998
[Signature]
Notary Public

- Real Estate Transfer Tax **\$1000**
- Real Estate Transfer Tax **\$10**
- Real Estate Transfer Tax **\$5**
- Real Estate Transfer Tax **\$1**

5-5-98
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 963236
127.00

5-5-98
Cook County
REAL ESTATE TRANSACTION TAX
06350
REVENUE STAMP
963221

Affix Transfer Stamps Above

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph _____, Section 4 of said Act.

Buyer, Seller or Representative

Date: _____, 19____

This instrument prepared by:

GUY M. KARM,
750 W. Northwest Highway,
Arlington Heights, Illinois 60004

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY ADDRESS: 1405 NORTH HARLEM AVENUE
UNIT C
OAK PARK, IL 60302

LEGAL DESCRIPTION:

PARCEL ONE:

THE EAST 17.5 FEET OF THE WEST 89.42 FEET (EXCEPT THE SOUTH 56 FEET THEREOF) OF LOT 27 AND THE EAST 17.5 FEET OF THE WEST 89.42 FEET OF THE SOUTH 5.0 FEET OF LOT 26, ALL IN RESUBDIVISION OF LOTS 23 IN BLOCK 4 AND LOT 13 IN BLOCK 5 IN MILLS AND SONS HARLEM AND NORTH AVENUE SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL TWO:

THE NORTH 8.92 FEET OF THE SOUTH 80.76 FEET (EXCEPT THE WEST 127.5 FEET THEREOF) OF LOT 27 ALL IN THE RESUBDIVISION OF LOT 23 IN BLOCK 4 AND LOT 13 IN BLOCK 5 IN MILLS AND SONS HARLEM AND NORTH AVENUE SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL THREE:

EASEMENTS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENTS 15418651 AND 15445801. CONVEYANCE IS SUBJECT TO THE EASEMENTS AND AGREEMENTS RESERVED FOR THE BENEFIT OF ADJOINING PARCELS IN SAID DECLARATION WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO FOR THE BENEFIT OF THE REAL ESTATE ABOVE DESCRIBED AND ADJOINING PARCEL

PERMANENT INDEX NO.: 16-16-107-057

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