

0812009057

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WARRANTY DEED

(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, YAKOV DUKHAN and SERAFIMA DUKHAN, husband and wife, of



0812009057D

Doc#: 0812009057 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/29/2008 11:09 AM Pg: 1 of 2

(The Above Space for Recorder's Use Only)

of the City of Chicago, of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to THE GRANTEE

ABIGAIL E. DEAN AND ROBERT HICKS, WIFE AND HUSBAND, AS TENANTS
3800 N. Francisco St, Chicago, IL 60618 **BY THE ENTIRETY, NOT AS JOINT**
TENANTS NOR AS TENANTS IN COMMON

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2nd installment of year 2007 and subsequent years; covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments.

Property Index Number (PIN): 13-16-418-014-0000
Address of Real Estate: 4167 N. Lawler Ave., Chicago, IL 60641

DATED this 25th day of April, 2008.

(SEAL)

YAKOV DUKHAN

(SEAL)

(SEAL)

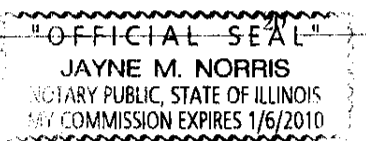
SERAFIMA DUKHAN

(SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that YAKOV DUKHAN and SERAFIMA DUKHAN, 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 official seal, this 25th day of April, 2008.

Commission expires



Place Seal Here

NOTARY PUBLIC

This instrument was prepared by: Gordon S. Hirsch, 800 W. Cornelia Ave., #304, Chicago, IL 60657-1947.

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Legal Description

of premises commonly known as: 4107 N. Lawler Ave., Chicago, IL 60641

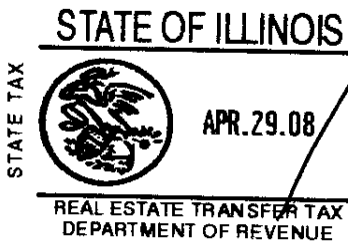
Commitment No. 0717520

EXHIBIT A

THE NORTH 15 FEET OF LOT 53 OF LOT 54 (EXCEPT THE NORTH 10 FEET THEREOF) IN A.W. DICKINSONS SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE OF LOT 11 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1/4 OF SAID LOT 11 AND EXCEPT TRACTS CONVEYED TO CLARA S. LOWELL.)

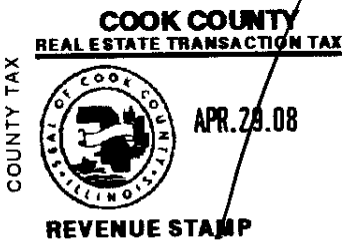
PERMANENT TAX NUMBER: 13-16-418-014

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
550496 \$3,549.00
04/29/2008 09:18 Batch 04173 18



REAL ESTATE TRANSFER TAX
00338.00
FP 103037

0000028863



REAL ESTATE TRANSFER TAX
00169.00
FP 103042

0000041126

SUBSEQUENT TAX BILLS TO:

MAIL TO:
HEIDI COLEMAN
7301 N. Lincoln #140
Lincolnwood, IL 60712

Abigail Dean
4107 N. Lawler
Chicago IL 60641