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Doc#: 1428110041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2014 10:00 AM Pg: 1 of 3

003975340
2014 3 6 199
WARRANTY DEED
(Signature)

THIS WARRANTY DEED, made this 12th day of September, 2014 by RICHARD SCHNEIDER and D. SUSAN SCHNEIDER, ~~HUSBAND AND WIFE~~ (Grantor), to and in favor of MICHAEL AYRAMOV and YOKO AYRAMOV ~~as tenants by the entirety~~ (Grantee), ~~WITNESSETH~~, that the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Grantor, CONVEYS and WARRANTS unto the Grantee, and to his heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described on Exhibit "A" attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that with respect to the said premises, Grantor will Warrant and Defend against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but no other.

In Witness Whereof, said Grantor has caused his name to be signed to these presents, this 12th day of September, 2014.

REAL ESTATE TRANSFER TAX		12-Sep-2014
	COUNTY:	395.00
	ILLINOIS:	790.00
	TOTAL:	1,185.00

15-11-208-015-0000 | 20140901628053 | 0-841-376-896

(Signature)
RICHARD SCHNEIDER

(Signature)
D. SUSAN SCHNEIDER

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SC
INT

~~NOT AS TENANTS IN COMMON, NOR AS JOINT TENANTS, BUT~~

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 9-11-14 Amt Paid \$790.00

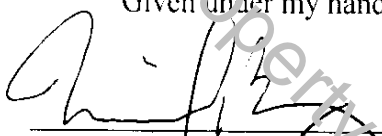


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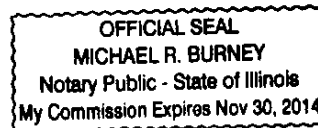
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **RICHARD SCHNEIDER**, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 notarial seal, this 12th day of September, 2014.



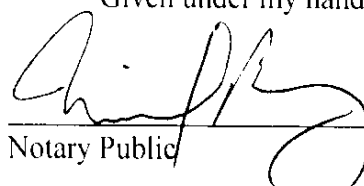
Notary Public



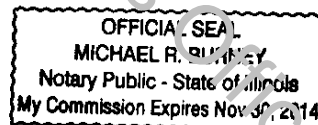
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **D. SUSAN SCHNEIDER**, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 notarial seal, this 12th day of September, 2014.



Notary Public



MAIL TO:

Amy Muran Felton
Law Office of Amy Muran Felton
332 Linden Avenue
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILLS TO:

Dr. Michail and Yoko Avramov
525 Edgewood Place
River Forest, IL 60305

Prepared by: Michael R. Burney, Schain, Banks, Kenny & Schwartz, Ltd., 70 W. Madison St.,
Ste. 5300, Chicago, IL 60602

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EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTH 80 FEET OF THE NORTH 293 FEET OF THE WEST 1/2 OF LOT 2 IN THATCHER'S RESUBDIVISION OF PART OF BLOCKS 20 AND 21 AND PRIVATE STREET ADJOINING IN THATCHER PARK TOGETHER WITH PART OF LOT 3 LYING EAST OF THE EAST LINE OF OAK AVENUE IN SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1876 IN BOOK 10 OF PLATS, PAGE 86 AS DOCUMENT 77762, IN COOK COUNTY, ILLINOIS.

PIN: 15-11-208-015-0000

ADDRESS: 525 EDGEWOOD PLACE, RIVER FOREST, IL 60305

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Cook County Clerk's Office