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WARRANTY DEED

Prepared By:

Karen E. Tietz, Attorney at Law
2445 Dean Street, Suite 1D
St. Charles, IL 60175

Doc#: 1436004022 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/26/2014 09:36 AM Pg: 1 of 2

Return To:

Michael Mazek
3805 N. Lincoln
Chicago, IL 60613

Send Tax Bill To:

Tetyana and Ihor Shumylo
2544 Hessing Street
River Grove, Illinois 60171

GRANTORS, PEGGY KARADIMAS, married to George Karadimas, husband and wife, of 440 N. Ida Lane, Elmhurst, Illinois, for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, CONVEY and WARRANT to

GRANTEES, TETYANA SHUMYLO and IHOR SHUMYLO, husband and wife, as tenants by the entirety, of 2241 W. Huron Street, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH HALF OF THE NORTH HALF OF LOT 9 IN VOLK BROTHERS THIRD ADDITION TO CHICAGO HOME GARDENS, A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**** GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$300,000 UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. ****

SUBJECT ONLY TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions and easements of record.

hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address: 2544 Hessing Street, River Grove, Illinois 60171
Permanent Index Number: 12-26-414-053-0000

Peggy Karadimas
PEGGY KARADIMAS

DATED: 11/24/14

George Karadimas
GEORGE KARADIMAS

VILLAGE OF RIVER GROVE
Property
Inspection

No 003366

12514

Approved

BOX 15

REAL ESTATE TRANSFER TAX

10-Dec-2014



COUNTY:	125.00
ILLINOIS:	250.00
TOTAL:	375.00

12-26-414-053-0000 | 20141101647950 | 1-556-220-544

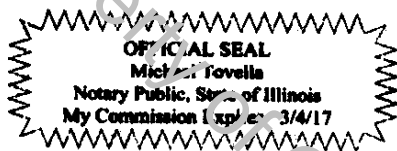
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STATE OF ILLINOIS)
) SS
 COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for this County and State, **DO HEREBY CERTIFY** that **PEGGY KARADIMAS** and **GEORGE KARADIMAS** are personally known to me to be the same persons whose names are subscribed to this instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act as and for the purposes set forth herein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 24 day of November, 2014.



Michael Jovella
 NOTARY PUBLIC

Cook County Clerk's Office