

UNOFFICIAL COPY



WARRANTY DEED

ILLINOIS STATUTORY
(INDIVIDUALS to INDIVIDUALS)

Doc#: 1513249145 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/12/2015 01:46 PM Pg: 1 of 3

This Instrument was prepared by:

Joseph D. Palmisano
PALMISANO & MOLTZ
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

Send Subsequent Tax Bills to:

Robert A. Hayashida
Karen Trychta
2000 N. Howe St.
Unit 3S
Chicago, Illinois 60614

Mail to:

Murray Lewison
Johnson & Colmar
2201 Waukegan Rd.
Suite 260
Bannockburn, Illinois 60015

Bv15-23747 def3 DC

THE GRANTORS, **Vadim Val-Khvalabov aka Vadim Khvalabov** married to **Yelizaveta Galperina-Val, his wife**, of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEYS and WARRANTS to **Robert A. Hayashida and Karen Trychta, Husband and Wife, Tenants by the Entirety**, of 5131 N. Ozark Ave., Chicago, IL 60631. The following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit A

Property Index Number: 14-33-127-010-1006

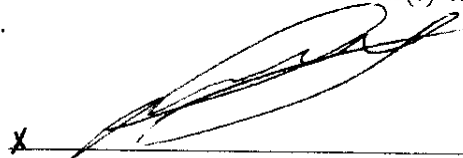

Common Address: 2000 N. Howe St., Unit 3S, Chicago, IL 60614

SUBJECT TO, IF ANY: Covenants, conditions, easements and restrictions of record; general real estate taxes for the year 2014 and subsequent years.

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

UNOFFICIAL COPY

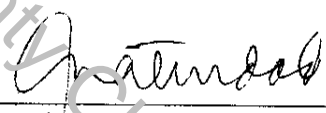
IN WITNESS WHEREOF, said Grantors have caused his/her name(s) to be signed to these presents this 30 day of April, 2015.

X 
 Vadim Val-Khvalabov aka Vadim Khvalabov
 X 
 Yelizaveta Galperina-Val
 (Signing for the sole purpose of Waiving Homestead)



STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Vadim Val-Khvalabov aka Vadim Khvalabov and Yelizaveta Galperina-Val, 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 severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.


GIVEN under my hand and official seal this 30th day of April, 2015.



 Notary Public

| REAL ESTATE TRANSFER TAX | | 07-May-2015 |
|---|-----------|-------------|
|  | COUNTY: | 261.50 |
|  | ILLINOIS: | 523.00 |
| | TOTAL: | 784.50 |
| 14-33-127-010-1006 20150401679210 0-693-335-424 | | |



| REAL ESTATE TRANSFER TAX | | 07-May-2015 |
|---|----------|-------------|
|  | CHICAGO: | 3,922.50 |
| | CTA: | 1,569.00 |
| | TOTAL: | 5,491.50 |
| 14-33-127-010-1006 20150401679210 0-510-725-504 | | |

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 3S AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE HEREINAFTER REFERRED TO AS "PCL": LOT 6 IN S. T. COOPER'S SUBDIVISION OF LOT 17 IN SUBBLOCK 2 IN JULIA FOSTER PORTER'S SUBDIVISION OF BLOCK 27 IN THE CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1977, AS DOCUMENT NUMBER 24207857 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-33-127-010-1006

Common Address: 2000 N. Howe St., Unit 3S, Chicago, IL 60614