

# UNOFFICIAL COPY



1514934010

## WARRANTY DEED

This instrument was prepared by:  
Alexander Demchenko, Esq.  
Demchenko & Kashuba LLC  
2338 W. Belmont Ave.  
Chicago, IL 60618

Doc#: 1514934010 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/29/2015 08:27 AM Pg: 1 of 3

THE GRANTOR, **OKSANA IVASYSHYN**, married to Ivan Vintonyak, of the Village of Elmwood Park, County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEES, **JAIME NAVA\*** and **MARIESTEL VALENCIA\***, \*unmarried of the County of Cook, State of Illinois, ~~as joint tenants or tenants in common but as tenants by the entirety~~, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: 17-36-217-019-0000

Address of Real Estate: 2138 N. 75<sup>th</sup> Ave., Elmwood Park, IL 60707

SUBJECT TO: general real estate taxes for the 2<sup>nd</sup> installment of 2014 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantees.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, TO HAVE AND TO HOLD said premises, ~~as joint tenants or tenants in common but as tenants by the entirety, forever.~~

DATED this 21<sup>st</sup> day of May, 2015.

Signature:   
Oksana Ivasyshyn

Signature:   
Ivan Vintonyak, signing solely  
for the purpose of waiving the  
homestead exemption

3

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Oksana Ivasyshyn and Ivan Vintonyak, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me

COOD REVIEWER

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## EXHIBIT A LEGAL DESCRIPTION

LOT 2 EXCEPT THE SOUTH 80 FEET AND SOUTH 10 FEET OF LOT 1 IN BLOCK 7 IN J.J. RUTHERFORD'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-36-217-019-0000


Address of Real Estate: 2138 N. 75<sup>th</sup> Ave., Elmwood Park, IL 60707

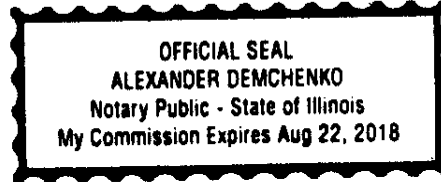
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this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 21<sup>st</sup> day of May, 2015.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

 Village of Elmwood Park  
Village of Elmwood Park 1225.00 *J.S.B. 05-15*

REAL ESTATE TRANSFER TAX		28-May-2015
	COUNTY:	122.50
	ILLINOIS:	245.00
	TOTAL:	367.50
12-36-217-019-0000   20150501688964   1-410-046-464		

**AFTER RECORDING, MAIL TO:**

JAMIE NAVA  
2138 N. 75th AVE  
ELMWOOD PARK, IL 60707

**SEND SUBSEQUENT TAX BILLS TO:**

JAMIE NAVA  
2138 N. 75th AVE  
ELMWOOD PARK, IL 60707