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Warranty Deed Illinois Statutory

Mail to:

Fredrick Malinowski, Esq.
119 N. Northwest Hwy.
Palatine, IL 60067

Name & Address of Taxpayer:

Ajay Joseph, Ann Thomas
836 W. Village Ct.
Chicago, IL 60608

Doc#: 1521526013 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2015 01:51 PM Pg: 1 of 3

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THE GRANTOR, Ryan Phasouk, married to Angie Phasouk, for and in consideration of \$10.00 DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Ajay Joseph and Ann Thomas, husband and wife, 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 ATTACHED EXHIBIT A

SUBJECT TO: General real estate taxes for 2015 and subsequent years, building lines or other use or occupancy restrictions, covenants and restrictions of record; zoning laws and ordinances; easements for public utilities; drainage ditches; feeders; and laterals.

Permanent Index Number(s): 17-20-233-087-0000

Property Address: 836 W. Village Ct., Chicago, IL 60608

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

Dated this 16 day of June, 2015.

Signature(s) of Grantor(s):

Ryan Phasouk

Angie Phasouk

FIRST AMERICAN
File # 2655878
142

S Y
P B
S N
SC Y
INT TD

REAL ESTATE TRANSFER TAX	21-Jul-2015
CHICAGO:	3,862.50
CTA:	1,545.00
TOTAL:	5,407.50

REAL ESTATE TRANSFER TAX	21-Jul-2015
COUNTY:	257.50
ILLINOIS:	515.00
TOTAL:	772.50

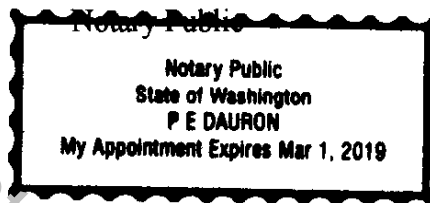
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STATE OF WA
COUNTY OF Kit54p } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ryan Phasouk and Angie Phasouk is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/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 notarial seal, this 16 day of June, 2015

P. E. Dauron



My commission expires on 03/01, 2019

Name & Address of Preparer:
William A. Galioto, Esq.
Innovate Legal
1654 N. Mozart St.
Chicago, IL 60647

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EXHIBIT A

For APN/Parcel ID(s): 17-20-233-087-0000
Property Address: 836 W. Village Ct., Chicago, IL 60608

PARCEL 1:

THE WEST 37.36 FEET (AS MEASURED AT RIGHT ANGLES) EXCEPT THE WEST 69.37 FEET OF THE PROPERTY DESCRIBED AS FOLLOWS: THAT PART OF BLOCK 22, IN BARRON'S SUBDIVISION IN BRANDS ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1861 AS DOCUMENT NUMBER 45427, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NEWBERRY AVENUE AND THE SOUTH LINE OF WEST 14TH PLACE (FORMERLY WRIGHT STREET); THENCE SOUTH 01 DEGREES 42 MINUTES 34 SECONDS EAST ALONG SAID WEST LINE 68.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 42 MINUTES 34 SECONDS EAST ALONG SAID WEST LINE 65.90 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 26 SECONDS EAST 136.83 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 34 SECONDS WEST, PARALLEL TO THE WEST LINE OF NEWBERRY AVENUE 65.90 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 26 SECONDS EAST 136.83 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 23, 2002 AS DOCUMENT NUMBER 0020094785 FOR THE UNIVERSITY VILLAGE HOMEOWNERS ASSOCIATION.