

WARRANTY DEED
TENANTS BY THE ENTIRETY



Doc#: 1528249002 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2015 08:59 AM Pg: 1 of 2

THE GRANTORS,

JOHN T. BAXA and CAROLINE F. BAXA, husband and wife,

1-All

SC5027772

FIDELITY NATIONAL TITLE

of the Village of Wheeling, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to the Grantees, ALEXANDER BEDNYAK and YEVA BEDNYAK, husband and wife, 40 Prairie Park Dr., #311, Wheeling IL 60090

as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (see attached legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Property Index Number (PIN): 03-02-100-074-1319; 03-02-100-074-1388
03-02-100-074-1389

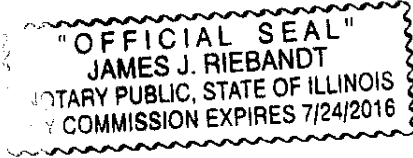
Address of Real Estate: 115 PRAIRIE PARK DR., #412
WHEELING IL 60090

DATED THIS 9th DAY OF SEPTEMBER, 2015.

John T. Baxa

Caroline F. Baxa

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that John T. Baxa and Caroline F. Baxa, husband and wife, personally 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 they signed, sealed 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 9th day of September, 2015.

COMMISSION EXPIRES July 24 2016
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: JAMES J. RIEBANDT, ESQ., 216 HIGGINS RD., PARK RIDGE IL 60068

UNOFFICIAL COPY**Legal Description of premises commonly known as:**

115 PRAIRIE PARK DR., #412, WHEELING IL 60090

UNIT 3-412, P-3-64 AND P-3-65 IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 3, 2005 AS DOCUMENT NUMBER 0506203148; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE(S) S-3-64 AND S-3-65, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

REAL ESTATE TRANSFER TAX 17-Sep-2015



COUNTY:	192.50
ILLINOIS:	385.00
TOTAL:	577.50

03-02-100-074-1319 | 20150901623682 | 1-656-057-728



Real Estate Transfer Approved

Initials MB Date 9/8/15

SEND SUBSEQUENT TAX BILLS TO:

Mail to: Steven M. Shaykin, Esq.
5105 Tollview Dr #265
Rolling Meadows IL 60008

Alexander Bednyak
115 Prairie Park Dr., #412
Wheeling IL 60090