

UNOFFICIAL COPY

WARRANTY DEED

475735
 This agreement, made this 20th day of
 JANUARY, 2016, between Zofia Makal, a
 married woman, of 4107 N. MELVINA,
 CHICAGO, IL 60634, party of the first
 part, AND
 Nicholas Chervyatiuk,
 a single man
 of the city of Chicago
 party of the second part,



Doc#: 1602119045 Fee: \$40.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 01/21/2016 10:40 AM Pg: 1 of 2

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

Legal Description: THE NORTH 7-1/2 FEET OF LOT 77 AND THE SOUTH 22-1/2 FEET OF LOT 78 IN BLOCK 1 IN COLLINS AND GAUNTLETT'S IRVING PARK GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4107 N MELVINA AVENUE, CHICAGO, ILLINOIS, 60634

PIN: 13-17-313-015-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2014 and subsequent years.

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

THIS IS NOT THE HOMESTEAD PROPERTY OF THE SPOUSE OF THE GRANTOR.

Zofia Makal

ZOFIA MAKAL

REAL ESTATE TRANSFER TAX		21-Jan-2016
CHICAGO:		2,025.00
CTA:		810.00
TOTAL:		2,835.00 *



13-17-313-015-0000 | 20160101660935 | 1-897-053-248

* Total does not include any applicable penalty or interest due.

HERITAGE TITLE COMPANY
 5849 W LAWRENCE AVE
 CHICAGO, IL 60630

Bm

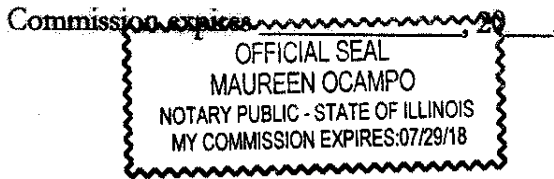
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"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After the 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$324,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee."

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ZOFIA MAKAL**, 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 as such, she signed, sealed and delivered the said instrument as her 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 20th day of January, 2016.



[Handwritten Signature]

NOTARY PUBLIC

This instrument prepared by: Daniel Stefanczuk, Whitacre & Stefanczuk LLC, 6841 W. Belmont Ave., Chicago, IL 60634

MAIL TO:

Law Office of Hugh D. Howard
166 W. Washington # 600
Chicago IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Nicholas Chervyatski
4107 N. MELVINA
Chicago IL 60634

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX

		21-Jan-2016
COUNTY:	ILLINOIS:	135.00
TOTAL:		270.00
		405.00
13-17-313-015-0000 20160101660935 2-003-745-856		