

UNOFFICIAL COPY

Warranty Deed TENANCY BY THE ENTIRETY Statutory (ILLINOIS) (Individual to Individual)

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Doc#: 1610510143 Fee: \$50.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 04/14/2016 12:37 PM Pg: 1 of 2

Dec ID 20160401689089 ST/CO Stamp 0-013-557-312 ST Tax \$286.50 CO Tax \$143.25

THE GRANTOR (NAME AND ADDRESS) PAULINE S. GEARY and W. NATALIE NEMETH, married spouses of 105 Bishop Quarter Lane

(The Above Space For Recorder's Use Only)

of the Village of Oak Park of Cook County, State of Illinois for and in consideration of Ten and no/100-- DOLLARS, and other consideration in hand paid, CONVEY and WARRANT to

ANDREY ZELENTSOV and WENDY YANG Husband and Wife 1655 N. Halsted Street-#3 Chicago, IL 60614

(NAME AND ADDRESS OF GRANTEE(S))

as husband and wife, 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 reverse side for legal description.) 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 husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for 2015 and subsequent years and provisions of the Bishop Quarter Townhomes Declaration of Covenants, Conditions and Restrictions, Bylaws and Easements of record.

Permanent Index Number (PIN): 16-07-225-100-3000

Address(es) of Real Estate: 105 Bishop Quarter Lane, Oak Park, IL 60302

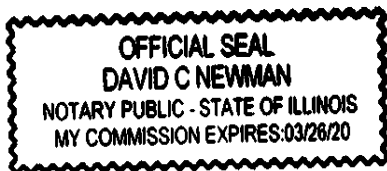
DATED this 6th day of April 2016

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) Pauline S. Geary (SEAL) PAULINE S. GEARY

(SEAL) W. Natalie Nemeth (SEAL) W. NATALIE NEMETH

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



IMPRESS SEAL HERE

PAULINE S. GEARY and W. NATALIE NEMETH personally known to me to be the same persons whose names 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 6th day of April 2016

Commission expires March 26, 2020 [Signature] NOTARY PUBLIC

This instrument was prepared by David C. Newman-19 Riverside Road #5, Riverside, IL 60546

*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

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Legal Description

of premises commonly known

Real Estate Transfer Tax

\$2,296.00



Oak Park

www.oak-park.us

PARCEL 1:
 LOT 26 OF THE BISHOP QUARTER SUBDIVISION ALL IN THE SUBDIVISION OF LOTS 23 TO 26 THE WEST 46 FEET OF LOT 27 AND THE SOUTH 1/2 OF THE VACATED STREET LYING NORTH OF AND ADJOINING SAID LOTS 23 TO 26 AND THE WEST 46 FEET OF LOT 27 ALL IN THE SUBDIVISION OF LOT 23 IN J. W. SCOVILLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

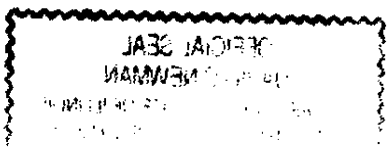
PARCEL 2:
 EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER B6314068 IN COOK COUNTY, ILLINOIS.

PARCEL 3:
 EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION RECORDED JANUARY 7, 1987 AS DOCUMENT 87008338 AND AS CREATED BY DEED TO PATRICIA ANN BREEN RECORDED FEBRUARY 10, 1987 AS DOCUMENT 87081274.

PARCEL 4:
 NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 110283 TO PATRICIA ANN BREEN DATED JANUARY 20, 1987 AND RECORDED FEBRUARY 10, 1987 AS DOCUMENT 87081274 FOR INGRESS AND EGRESS OVER THAT PART OF VACATED NORTH BEVD LYING SOUTH OF AND ADJOINING LOTS 1 TO 17 IN BISHOP QUARTER SUBDIVISION RECORDED JANUARY 7, 1987 AS DOCUMENT 87008338 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		12-Apr-2016
COUNTY:	ILLINOIS:	TOTAL:
		143.25
		286.50
		429.75

16-07-225-100-0000 | 20160401689089 | 0-013-557-312



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: **STEPHEN THACKER**
 (Name)
1 EAST WABASH DR. 38TH FL.
 (Address)
CHICAGO, IL 60601
 (City, State and Zip)

WENDY YANG + ANDREY ZELINSKY
 (Name)
105 BISHOP QUARTER LAKE
 (Address)
OAK PARK, IL 60302
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____