

# UNOFFICIAL COPY

Doc#: 1617522216 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/23/2016 01:51 PM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20160601615593  
ST/CO Stamp 0-640-382-272 ST Tax \$319.00 CO Tax \$159.50

GRANTORS, Ulana Horalewskyj and Taras Horalewskyj, husband and wife, of City of Berywn, County of Cook, and State of Illinois, for and in consideration of Ten and no/100 Dollars, in hand paid, CONVEY and WARRANT TO

GRANTEE, Erich Bixler, a married person, of 430 N. Oak Park Avenue, Oak Park, Illinois 60302, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(See Legal Description attached hereto as Exhibit "A").

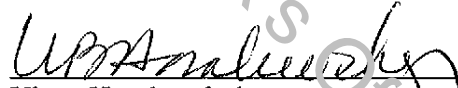
Subject to: General taxes for the year 2015 second installment, and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

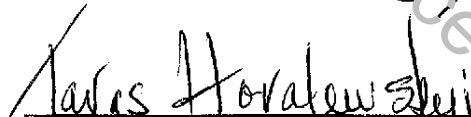
TO HAVE AND TO HOLD said premises forever.


Permanent Real Estate Index Number: 15-12-315-011-0000



Address of Real Estate: 121 Park Avenue, River Forest, Illinois 60305

Dated this 9th day of June, 2016.

  
Ulana Horalewskyj

  
Taras Horalewskyj

VILLAGE OF RIVER FOREST  
 Real Estate Transfer Tax  
Date 6/14/16 Amt Paid \$319.00

REAL ESTATE TRANSFER TAX 22-Jun-2016  
   
COUNTY: 159.50  
ILLINOIS: 319.00  
TOTAL: 478.50  
15-12-315-011-0000 | 20160601615593 | 0-640-382-272

FD-16-0791

1/2

3 pages

# UNOFFICIAL COPY

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 Ulana Horalewskyj and Taras Horalewskyj, personally known to me to be the same persons whose names are 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 9 day of June, 2016.

*Lisa A Flando*  
 \_\_\_\_\_  
 Notary Public



Prepared by:           Mark M. Anderson, O'Halloran, Kosoff, Geitner & Cook, P.C.,  
                                   650 Dundee Rd., Suite 475, Northbrook, Illinois 60062

Return after  
 recording to:         Arno R. Gerbrecht, Attorney at Law, 2924 N. Lincoln Avenue Suite 200  
                                   Chicago, IL 60657

Tax bill to:            Erich Bixler, 121 Park Avenue, River Forest, Illinois 60305

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## **Exhibit A Legal Description**

Lot 1 in Urbauer's Subdivision of lots 10 and 11 in block 5 in E.S. Conway's Resubdivision of Ranson's Subdivision of the West half of the East half of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office