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WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
120 N. LaSalle St., Suite 2750
Chicago, IL 60602

Doc#: 1700955037 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/09/2017 09:22 AM Pg: 1 of 2

Dec ID 20161201698145
ST/CO Stamp 0-879-305-920 ST Tax \$419.00 CO Tax \$209.50
City Stamp 0-113-583-296 City Tax: \$4,399.50

THE GRANTORS, **VIKTOR LEUSENKO** and **OLGA CHUCHMAN**, husband and wife, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEE, **ELLARY ROSE**, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

an unmarried woman

PARCEL 1:

UNIT 1905-3 IN 1905 WEST CHICAGO AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN THOMPSON'S RESUBDIVISION OF BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0411432028, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR PARKING SPACE P-6, AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT 0411432027, IN COOK COUNTY, ILLINOIS.

Property Index Number: 17-07-200-053-1003

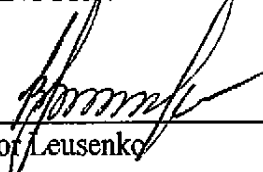
Address of Real Estate: 1905 W. Chicago Ave., Unit 3, Chicago, IL 60622

SUBJECT TO: general real estate taxes for the year 2016 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record, easements for public utilities; acts of the Grantee.

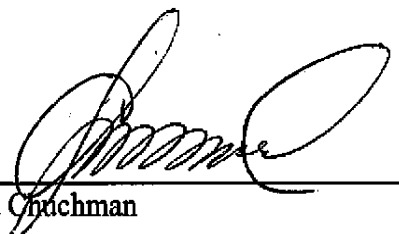
Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Dated this 4th day of January, 2017.

GRANTORS:



Viktor Leusenko



Olga Chuchman


emo 916-3180

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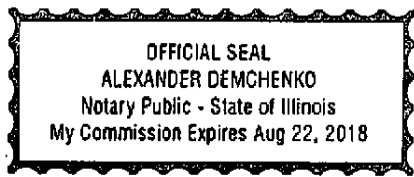
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Viktor Leusenko and Olga Chuchman, 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 severally acknowledged that they signed 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 seal, this 4th day of January, 2017.



 Notary Public



REAL ESTATE TRANSFER TAX		06-Jan-2017	
	COUNTY:	209.50	
	ILLINOIS:	419.00	
	TOTAL:	628.50	
17-07-200-053-1003		20161201698145 0-879-305-920	

REAL ESTATE TRANSFER TAX		06-Jan-2017	
	CHICAGO:	3,142.50	
	CTA:	1,257.00	
	TOTAL:	4,399.50 *	
17-07-200-053-1003		20161201698145 0-113-583-296	

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

AFTER RECORDING, MAIL TO:
STERWOOD LAW GROUP
218 N. JEFFERSON #401
CHICAGO, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
ELLY ROSE
1905 W. CHICAGO #3
CHICAGO, IL 60622