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176WNP720UB3015-708215

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1714647072 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/26/2017 09:59 AM Pg: 1 of 2

Dec ID 20170501657476  
ST/CO Stamp 1-803-135-424 ST Tax \$319.00 CO Tax \$159.50

THE GRANTOR, **TETYANA HUZHDA MARRIED TO YURIY SOSNOVYY**, of the city of WESTCHESTER, County of COOK, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

**ANDREA SILVA**, as trustee of the **Andrea Silva Living Trust** dated \* of the city of Brookfield, Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois:

\*March 10, 2010


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 forever.

Permanent Index Number(s): 15-20-409-046-0000  
Address of the Real Estate: 1900 KENSINGTON AVE, WESTCHESTER, IL 60154

DATED this 18 day of May, 2017

  
TETYANA HUZHDA

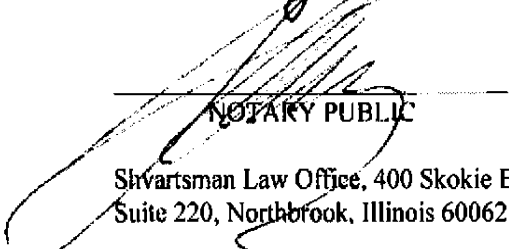
  
YURIY SOSNOVYY  
\*\* FOR THE PURPOSES OF WAIVING  
HOMESTEAD RIGHTS

**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois  
SS 5/24/17

STATE OF ILLINOIS }  
                                  }SS.  
COUNTY OF COOK    }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **TETYANA HUZHDA AND YURIY SOSNOVYY**, 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 this 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 18 day of May, 2017.

  
NOTARY PUBLIC

**"OFFICIAL SEAL"**  
**YELENA R SHVARTSMAN**  
Notary Public, State of Illinois  
My Commission Expires 9/20/2020

This instrument prepared by: Shvartsman Law Office, 400 Skokie Blvd Suite 220, Northbrook, Illinois 60062.

AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO: Formaro Law  
1022 S. La Grange Road, La Grange, IL 60525

Send subsequent tax bills to: Andrea Silva  
1900 Kensington Avenue, Westchester, IL 60154

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

of premises commonly known as 1900 Kensington Ave, Westchester, IL 60154

THE NORTH 12.5 FEET OF LOT 173 ALL OF 174 AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID NORTH 12.5 FEET OF LOT 173 AND LOT 174 IN GEORGE F. NIXON AND COMPANY'S 22ND ADDITION TO WESTCHESTER IN THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 10521215 IN COOK COUNTY, ILLINOIS.

**PIN: 15-20-409-046-0000**

Property of Cook County Clerk's Office

**SUBJECT TO:** covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate for 2016 and subsequent years.