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Doc#. 1715855031 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/07/2017 12:51 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR (NAME AND ADDRESS)

ILLINOIS STATUTORY

Timothy J. Penix 1338 W. Estes Ave. Unit 1N Chicago, IL 60626 Dec ID 20170601668577 ST/CO Stamp 1-717-361-088 ST Tax \$83.00 CO Tax \$41.50 City Stamp 0-837-933-504 City Tax: \$871.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Timothy J. Peni (, married to Joseph J. Gringas, Jr. for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Mestor Mamchur and Softya Mamchur of 7450 N. Sheridan Rd., Apt. 12E, Chicago, IL 60660, as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION APTACHED AS EXHIBIT "A"

Permanent Index Number(s): 11-32-102-016-1025

Property Address: 1338 W. Estes Ave., Unit 1N, Chicago, IL 60626

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

(SIGNATURE PAGE FOLLOWS)

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Dated this 31st day of May, 2017.

(Seal)

Timothy J. Penix

(Seal)

Joseph J. Gringas, Jr.

STATE OF ILI INOIS

) SS,

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Timothy J. Penix, marned to Joseph J. Gringas, Jr., personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and proposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, thi, 31st day of May, 2017.

C E TANKSLEY
Official Seal
Notary Public - State of lilinois
My Commission Expires Oct 5, 2019

THIS INSTRUMENT PREPARED BY Benjamin W. Wong & Associates 2615 N. Sheffield Ave. Chicago, IL 60614

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Marion Volini Moore 1055 W. Bryn Mawr Suite G Chicago, IL 60660 Nestor Mamchur 1338 W. Estes Ave. Unit 1N Chicago, IL 60626

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LEGAL DESCRIPTION

Order No.: 17PSA049018LP

For APN/Parcel ID(s): 11-32-102-016-1025

UNIT 1338-1N IN THE LA LEGENDA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

THE EAST 25 FEET OF LOT 12 AND ALL OF LOT 11 AND THE WEST 34 FEET OF LOT 10 IN WILLIAM M. DEVINE'S 3RD BIRCHWOOD BEACH SUBDIVISION IN BLOCK 1 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0423231011, ALL IN COOK COUNTY, ILLINOIS.