

UNOFFICIAL COPY

Doc#: 1725018028 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2017 10:30 AM Pg: 1 of 3

Dec ID 20170801614618
ST/CO Stamp 0-588-065-728 ST Tax \$220.00 CO Tax \$110.00
City Stamp 0-803-163-072 City Tax: \$2,310.00

A15-2657 SA

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR(S) Joaquin Serna, a married ^{man} of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Andriy Vedenivskyy, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

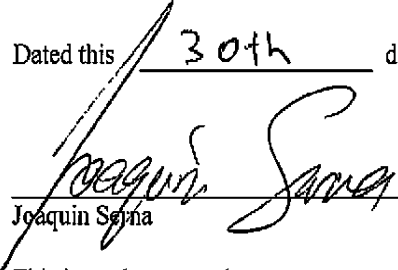
See Attached Legal Description.

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2017 and subsequent years, building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property.

Grantee (purchaser) herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, grantee is further prohibited from conveying the property for a sales price greater than \$264,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee.

Permanent Real Estate Index Number(s): 13-25-228-013-0000
Address(es) of Real Estate: 2825 N. Maplewood Ave., Chicago, IL 60618

Dated this 30th day of August, 20 17.



Joaquin Serna

This is not homestead property

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joaquin Serna, personally known to me to be the same person(s) whose name(s) 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 30 day of August, 2017.



Simona Ardelean

(Notary Public)

Prepared by:

Bradley Harrington
Attorney at Law
5151 N. Harlem, 201
Chicago, IL 60656

Mail to: *Andriy Vedeniushkyy*
7446 Foster St.
Morton Grove, IL 60053

Name and Address of Taxpayer:

Andriy Vedeniushkyy
7446 Foster St.
Morton Grove, IL 60053



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Legal Description

LOT 34 IN BLOCK 3 IN CARTER'S ADDITION TO MAPLEWOOD IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, I COOK COUNTY, ILLINOIS.

Property Address:
2825 N. Maplewood Ave
Chicago, IL 60618

Pin: 13-25-228-013-0000

REAL ESTATE TRANSFER TAX		06-Sep-2017
 	COUNTY:	110.00
	ILLINOIS:	220.00
	TOTAL:	330.00
13-25-228-013-0000 20170801614618 0-588-065-728		

REAL ESTATE TRANSFER TAX		06-Sep-2017
	CHICAGO:	1,650.00
	CTA:	660.00
	TOTAL:	2,310.00 *
13-25-228-013-0000 20170801614618 0-800-163-072		

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