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17254100450

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc# 1725410045 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2017 02:55 PM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 2818735

THE GRANTOR(S) Julious G. Ventura and Melissa Sue Dano n/k/a Melissa Sue Ventura, husband and wife as joint tenants, of the City of Palatine, County of Cook, State of Illinois 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 ~~Mykyta Cheshko~~ * ~~Mykyta Cheshko~~, an unmarried man, of 1468 N. Driftwood Ave., Palatine, IL 60067, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* MYKYTA CHESHKO

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; General Real Estate Taxes not due and payable at the time of closing.

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

Permanent Real Estate Index Number(s): 02-12-313-009-0000

Address(es) of Real Estate: 1019 E. Olde Virginia Rd., Palatine, IL 60074

Dated this 24th day of August, 2017

Julious G. Ventura

Melissa Sue Dano n/k/a Melissa Sue Ventura

REAL ESTATE TRANSFER TAX

07-Sep-2017



COUNTY: 154.25
ILLINOIS: 308.50
TOTAL: 462.75

02-12-313-009-0000

| 20170801612250 | 0-464-645-056

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STATE OF IL, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Julious G. Ventura and Melissa Sue Dano n/k/a Melissa Sue Ventura, 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 24th day of August, 20 17.



Melissa A. Rupnick
Notary Public

Prepared by:
Mages & Price LLC
1110 Lake Cook Road, Suite 385
Buffalo Grove, IL 60089

Mail to:
MICHAEL J. COZZI, P.C.
215 N. ARLINGTON HTS. RD., #203
ARLINGTON HEIGHTS, IL 60004

Name and Address of Taxpayer:
MYKYTA CHESHKO
1019 E. OLDE VIRGINIA RD
PALATINE, IL 60074

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 90 IN MEADOWLAKE SUBDIVISION (A PLANNED UNIT DEVELOPMENT) IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON AUGUST 15, 1986, AS DOCUMENT NUMBER 86356936, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 02-12-313-009-0000 Vol. 148

Property Address: 1019 E Olde Virginia Rd, Palatine, Illinois 60074

Property of Cook County Clerk's Office