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WARRANTY DEED
ILLINOIS STATUTORY

LLC TO TENANTS BY THE ENTIRETY

Doc#: 1814429177 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/24/2018 10:26 AM Pg: 1 of 3

Dec ID 20180501665840
ST/CO Stamp 0-093-539-616 ST Tax \$1,020.00 CO Tax \$510.00
City Stamp 1-575-034-144 City Tax: \$10,710.00

CTIC No.: 18ST-01627 LP

THE GRANTOR, **BMUK GROUP, LLC and 4039 ALBANY, LLC**, created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to **SHAUN GILDAY and ASHLEY GILDAY, 1925 NORTH DAMEN AVENUE, CHICAGO, ILLINOIS** of the County of COOK, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

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

SUBJECT TO: General taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.

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 as husband and wife, as Tenants By The Entirety forever.

Permanent Real Estate Index Number(s): 13-13-326-006-0000

Address(es) of Real Estate: **4039 NORTH ALBANY AVENUE
CHICAGO, ILLINOIS 60618**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, this:

25TH day of APRIL, 2018

BMUK GROUP, LLC and 4039 ALBANY, LLC

By: 
MIRON YATSIK, Managing Member

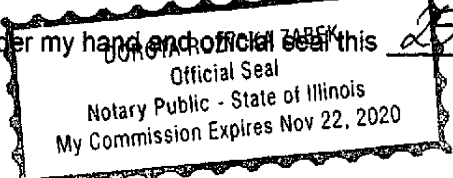
By: 
HALYNA YATSIK, Managing Member

By: 
NIKOLAY BAGAYLYUK, Managing Member

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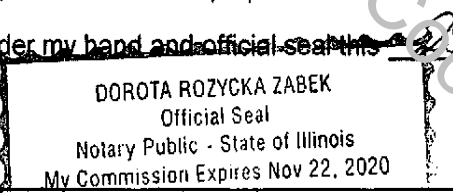
STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **MIRON YATSIK**, personally known to me to be the Managing Member of the **BMUK GROUP, LLC and 4039 ALBANY, LLC**, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such MIRON YATSIK signed delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of April, 2018

D. Rozycka Zabeck
 Notary Public

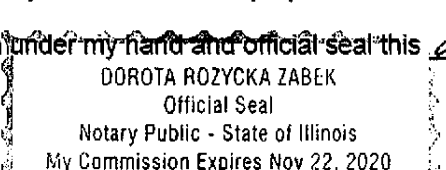
STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **HALYNA YATSIK**, personally known to me to be the Managing Member of the **BMUK GROUP, LLC and 4039 ALBANY, LLC**, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such HALYNA YATSIK signed delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of April, 2018

D. Rozycka Zabeck
 Notary Public

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **NIKOLAY BAGAYLYUK**, personally known to me to be the Managing Member of the **BMUK GROUP, LLC and 4039 ALBANY, LLC**, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such NIKOLAY BAGAYLYUK signed delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of April, 2018

D. Rozycka Zabeck
 Notary Public

Prepared by:
 Novit and Novit, LLC
 100 N. LaSalle Street - Suite 1700
 Chicago, IL 60602

Mail to:
 MICHAEL ANIELMO
 1771 W. MEHL RD STE 250
 NAPERVILLE, IL 60563

Name and Address of Taxpayer:
 SHAWN & ASHLEY GILMAN
 4034 N ALBANY AVE
 CHICAGO, IL 60618
 CHICAGO TITLE INSURANCE COMPANY

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Exhibit "A" – Legal Description

LOT 39 AND THE NORTH HALF OF LOT 38 IN BLOCK 8 OF FIELD'S BOULEVARD ADDITION TO IRVING PARK, A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office