

# UNOFFICIAL COPY

Doc#: 1908046085 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/21/2019 09:32 AM Pg: 1 of 3

## Warranty Deed

ILLINOIS

Dec ID 20190301621939  
ST/CO Stamp 1-775-685-024 ST Tax \$389.00 CO Tax \$194.50  
City Stamp 1-465-527-712 City Tax: \$4,084.50

*Above Space for Recorder's Use Only*

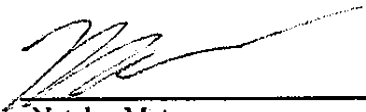
THE GRANTORS, Natalya Matusova and Sarah Catherine Phee, married to each other for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Tania Tassu, a single woman, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2018 and subsequent years; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 13-16-13-084-1021

Address of Real Estate: 2021 N. Kedzie Ave., Unit 5C, Chicago, IL 60647

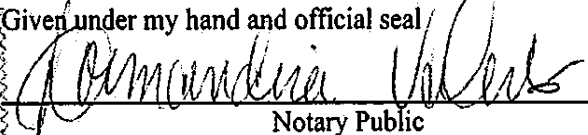
The date of this deed of conveyance is March 8, 2019.

  
\_\_\_\_\_  
Natalya Matusova

  
\_\_\_\_\_  
Sarah Catherine Phee

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Natalya Matusova and Sarah Catherine Phee, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and/or she signed said instrument as his and/or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*(Impress Seal Here)*  
"OFFICIAL SEAL"  
*(My Commission Expires)*  
ARMANDINA VALENTIN  
Notary Public, State of Illinois  
My Commission Expires 8/6/2021

Given under my hand and official seal  
  
\_\_\_\_\_  
Notary Public

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### LEGAL DESCRIPTION

For the premises commonly known as 2021 N. Kedzie Ave., Unit 5C, Chicago, IL 60647

See attached.

**Chicago Title 19CSA467306LP 1 of 2 SM**

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Property of Cook County Clerk's Office

### REAL ESTATE TRANSFER TAX

18-Mar-2019



CHICAGO:	2,917.50
CTA:	1,167.00
<b>TOTAL:</b>	<b>4,084.50 *</b>

3-36-113-084-1021 | 20190301621939 | 1-465-527-712

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

This instrument was prepared by:  
 Ivan Puljic  
 Law Offices of Ivan Puljic, Ltd.  
 10 S. LaSalle St. Suite 2920  
 Chicago, IL, 60603

Send subsequent tax bills to:  
 TANIA TAJM  
 2021 N. Kedzie Ave.  
 UNIT 5C  
 CHICAGO, IL 60647

Recorder-mail recorded document  
 to  
 TANIA TAJM  
 2021 N. Kedzie Ave.  
 UNIT 5C  
 CHICAGO, IL 60647

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## EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 19CSA467306LP

**For APN/Parcel ID(s): 13-36-113-084-1021**

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PARCEL 1: UNIT 5C IN THE PALMER PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 18 AND 19 IN CIRCUIT COURT PARTITION OF THE WEST 10 ACRES OF THE SOUTH 91.07 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010179930, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-12, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0010179930, AFORESAID.

County Clerk's Office