

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1909913017 Fee: \$58.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/09/2019 09:57 AM Pg: 1 of 6

Dec ID 20190301633049  
ST/CO Stamp 0-340-706-208 ST Tax \$99.00 CO Tax \$49.50

### MAIL TO:

Joel Perkins  
394 Greenbay Ave  
Calumet City, IL 60409

### SEND TAX BILLS TO:

Joel Perkins  
394 Greenbay Avenue  
Calumet City, IL 60409

### ABOVE SPACE FOR RECORDERS USE ONLY

**GRANTORS**, Stanislav Taynitskiy and Iryna Chakanava (THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTORS), of 1207 S Holt Ave, Apt 5, Los Angeles, CA 90035, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** to the **GRANTEE**, Joel Perkins, a single man, the following described real estate:

LOT 10 IN BLOCK 3 IN FORD CALUMET HIGHLANDS ADDITION TO WEST HAMMOND, BEING A SUBDIVISION OF THE EAST 664 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 30-07-208-025-0000

Address of Real Estate: 394 Greenbay Avenue, Calumet City, IL 60409

Subject to Restrictions, Easements, and Covenants of Record and Subject to Real Estate Taxes levied for the year 2018 and subsequent thereto.

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 the above granted premises forever.

DATED this March 25, 2019

Stanislav Taynitskiy  
Stanislav Taynitskiy

Iryna Chakanava

### REAL ESTATE TRANSFER TAX



54403 3-28-19

Calumet City • City of Homes \$ 396.00

### REAL ESTATE TRANSFER TAX



54402 3-28-19

Calumet City • City of Homes \$ 396.00

### REAL ESTATE TRANSFER TAX

04-Apr-2019



COUNTY: 49.50  
ILLINOIS: 99.00  
TOTAL: 148.50

30-07-208-025-0000 | 20190301633049 | 0-340-706-208

FIDELITY NATIONAL TITLE 0019003328

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STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Stanislav Taynitskiy** is/are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his or her 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Iryna Chakanava** is/are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his or her 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

Prepared by:  
Brian P. Hanlon – Hanlon LLC Law Office  
490 Pennsylvania Ave., Glen Ellyn, IL 60137

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## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

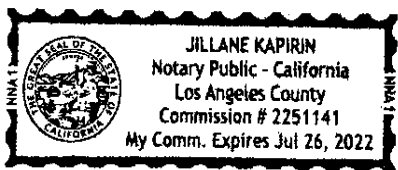
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of LOS ANGELES

On MAR 25, 2019 before me, JILLANE KAPIRIN, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared STANISLAV TAYNITSKIY  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature Jillane Kapirin  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: MARCH 25, 2019 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

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TO HAVE AND TO HOLD the above granted premises forever.

DATED this March 26, 2019

\_\_\_\_\_  
Stanislav Taynitskiy

  
\_\_\_\_\_  
Iryna Chakanava



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DE PINNA  
NOTARIES

MAC/25103  
L (USA) x 5

ENGLAND AND WALES )  
CITY OF LONDON ) SS.


BE IT KNOWN that on this twenty-sixth day of March in the year Two thousand and nineteen, before me, the undersigned, MARTIN ANTHONY CHARLTON, Notary Public of the City of London, England, by Royal Authority duly admitted and sworn, practising in the said City, personally came and appeared IRYNA CHAKANAVA born on 11<sup>th</sup> July 1985, who identified herself to me by means of her Republic of Belarus Passport number BM2447412, known to me to be the individual described in and who signed the foregoing Instrument in my presence and who acknowledged to me that she signed, sealed and delivered the said Instrument as her free and voluntary act for the uses and purposes therein mentioned and contained, including the release and waiver of the right of homestead.

IN TESTIMONY WHEREOF I have hereunto set my hand and Seal of Office at London aforesaid, the day, month and year first above written.

MARTIN ANTHONY CHARLTON  
Notary Public of London, England  
My commission expires with life



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<b>APOSTILLE</b> (Convention de La Haye du 5 octobre 1961)	
<b>1. Country:</b> Pays / Pais:	United Kingdom of Great Britain and Northern Ireland
<b>This public document</b> Le présent acte public / El presente documento público	
<b>2. Has been signed by</b> a été signé par / ha sido firmado por	Martin Anthony Charlton
<b>3. Acting in the capacity of</b> agissant en qualité de / quien actúa en calidad de	Notary Public
<b>4. Bears the seal / stamp of</b> est revêtu du sceau / timbre de / y está revestido del sello / timbre de	The Said Notary Public
<b>Certified</b> Attesté / Certificado	
<b>5. at</b> à / en	London
<b>on the</b> le / el día	26 March 2019
<b>7. by</b> par / por	Her Majesty's Principal Secretary of State for Foreign and Commonwealth Affairs
<b>8. Number</b> sous no / bajo el numero	APO-1379943
<b>9. Seal / stamp</b> Sceau / timbre Sello / timbre	
<b>10. Signature</b> Signature Firma	A. Charlton <i>AIE</i>

*This Apostille is not to be used in the UK and only confirms the authenticity of the signature, seal or stamp on the attached UK public document. It does not confirm the authenticity of the underlying document. Apostilles attached to documents that have been photocopied and certified in the UK confirm the signature of the UK official who conducted the certification only. It does not authenticate either the signature on the original document or the contents of the original document in any way.*