

UNOFFICIAL COPY

**Warranty Deed
TENANCY BY THE ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual)**

Doc#: 1912057012 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/30/2019 09:39 AM Pg: 1 of 2

Dec ID 20190401649484
ST/CO Stamp 1-605-388-192 ST Tax \$361.00 CO Tax \$180.50

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Above Space for Recorder's Use Only

01146-02952 1/2 LB

THE GRANTOR, Glenn G. Grozich, a bachelor of the Village of Willow Springs, County of Cook and State of Illinois for and in consideration of Ten and No/100ths DOLLARS (\$10.00), and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Bohdan Strus and Nataliya Strus, husband and wife, 3417 Highland Avenue, Berwyn, Illinois 60402, not in Tenancy in Common, not as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF LOT 53, IN THE WINDINGS OF WILLOW RIDGE PHASE TWO BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 09095991, DESCRIBED, AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT 53; THENCE NORTH 04 DEGREES 32 MINUTES 21 SECONDS WEST ALONG THE EASTERLY LINE OF THE SAID LOT 53, A DISTANCE OF 94.51 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 17 SECONDS WEST, 43.71 FEET TO THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG SAID CENTER LINE, 33.83 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 17 SECONDS WEST, 7.12 FEET; THENCE SOUTH 44 DEGREES 56 MINUTES 20 SECONDS WEST, 4.17 FEET; THENCE SOUTH 45 DEGREES 15 MINUTES 25 SECONDS EAST, 4.33 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS EAST, 17.17 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 17 SECONDS WEST, 20.00 FEET TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID CENTER LINE, 57.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 17 SECONDS EAST, 27.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

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, not in Tenancy in Common, not as Joint Tenants, but as **TENANCY BY THE ENTIRETY** forever.

Permanent Index Number: 23-06-402-036-0000

Address of Real Estate: 92 Santa Fe Court, Willow Springs, Illinois 60480

Dated this 26th day of April, 2019.

PLEASE PRINT OR
TYPE NAME(S) BELOW
SIGNATURE(S)

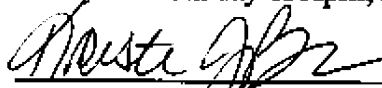


Glenn G. Grozich

UNOFFICIAL COPY

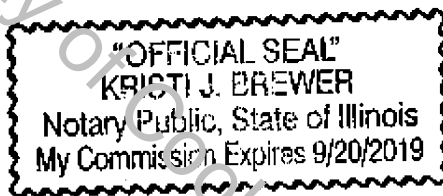
State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Glenn G. Grozich, a bachelor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 26th day of April, 2019.



NOTARY PUBLIC

This instrument was prepared by: Michael Maksimovich, Maksimovich & Associates, P.C.
8643 Ogden Avenue, Lyons, Illinois 60534



| REAL ESTATE TRANSFER TAX | | 26-Apr-2019 | |
|---|-----------|--------------------------------|--|
|  | COUNTY: | 180.50 | |
|  | ILLINOIS: | 361.00 | |
| | TOTAL: | 541.50 | |
| 23-06-402-036-0000 | | 20190401649484 1-605-388-192 | |

MAIL TO:

Robert C. Lake
Law Offices of Robert C. Lake & Assoc.
290 S. County Farm Road
Suite M
Wheaton, Illinois 60187

SEND SUBSEQUENT TAX BILLS TO:

Bohdan Strus and Nataliya Strus
92 Santa Fe Court
Willow Springs, Illinois 60480