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WARRANTY DEED ILLINOIS STATUTORY

Doc#. 1912608078 Fee: \$52.00

Edward M. Moody

Cook County Recorder of Deeds Date: 05/06/2019 12:00 PM Pg: 1 of 3

Dec ID 20190401640346

ST/CO Stamp 1-835-531-168 ST Tax \$617.00 CO Tax \$308.50

Proper Title, LLC 1530 E. Dundee Rd. Ste. 250 Palcine, IL 60074

A 10 100 A 10tz

(The Above Space for Recorder's Use Only)

THE GRANTOR Vicky S. Vilerugo, widowed, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Viktor Moskalyuk. A mazuld man, of 2112 North Juniper Lane, Buffalo Grove, IL 60089, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 03-18-414-025-0000

Property Address: 1927 North Ridge Avenue, Arlington Feights, IL 60004

SUBJECT TO: Covenants, conditions and restrictions of record utility easements and general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 26th day of April , 2019

Vicky S. Valerugo

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Vicky S. Valerugo 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 she signed, sealed and delivered in the instrument as 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 notarial seal, this 21 day of April 2019

Notary Public

THIS INSTRUMENT PREPARED BY

Drost Kivlahan McMahon & O'Contor LLC

11 South Dunton Ave

Arlington Heights, IL 60005

MAIL TO:

Law Office of Dmitriy Meleshko 425 Huehl Rd. Suite 4B Northbrook, IL 60062 SEND SUBSEQUENT TAX BILLS TO:

Vil tor Moskalyuk
1927 North Ridge Avenue
Arlingtor Heights, IL 60004

Official Seal flotary Public - State of Illinois My Commission Expires Oct 1, 2020 1912608078 Page: 3 of 3

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Exhibit A

Lot 12 in Maverick Subdivision No. 4. Being a subdivision of Lots 1 to 6 (except the South 15 feet thereof) in Block 3 in Fairfield, and also being a subdivision of part of the Southeast 1/4 of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat of Resubdivision recorded May 31, 1996 as Document 96413829 in Cook County, Illinois.

Pin no 03-18-414-025-0000

Property of Cook County Clark's Office