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Doc#: 1920649247 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/25/2019 01:50 PM Pg: 1 of 3

Dec ID 20190701628876
ST/CO Stamp 0-168-584-288 ST Tax \$410.00 CO Tax \$205.00

WARRANTY DEED ILLINOIS STATUTORY

1 of 2
PT19-52102

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

(The Above Space for Recorder's Use Only)

THE GRANTORS Brian M. Fryzel and Christina L. Fryzel, a married couple of 314 47th Street, Western Springs, IL 60558 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Sergiy Zamula, a married man of 1324 Franklin Avenue, River Forest, IL 60305, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

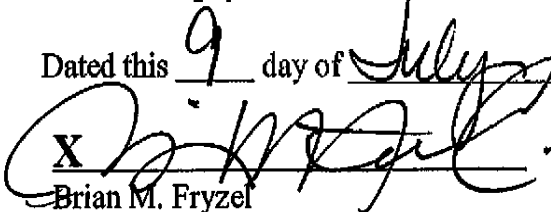
THIS IS NOT HOMESTEAD PROPERTY

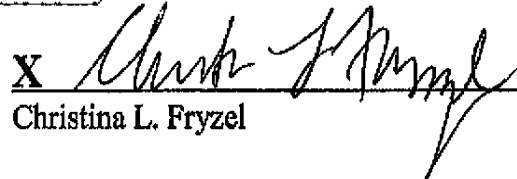
Permanent Index Number(s): 16-07-110-005-0000

Property Address: 1111 Erie Street, Oak Park, IL 60302

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, SUBJECT TO Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 9 day of July, 2019.

X 
Brian M. Fryzel

X 
Christina L. Fryzel

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STATE OF Illinois)
COUNTY OF Cook) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian M. Fryzel and Christina L. Fryzel, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 9 day of July, 2019.

Cynthia Ramirez
Notary Public



THIS INSTRUMENT PREPARED BY
Law Office of Michelle Laiss
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:


~~1224 Franklin Ave~~
~~1411 Erie Street~~
~~1411 Erie Street~~
~~1411 Erie Street~~
~~1411 Erie Street~~

Sergiy Zamula
1324 Franklin Ave
River Forest, IL 60305

SEND SUBSEQUENT TAX BILLS TO:

Sergiy Zamula
~~1411 Erie Street~~ 1324 Franklin Ave
~~Oak Park, IL 60302~~ River Forest, IL 60305

Real Estate Transfer Tax
\$3,280.00



4471

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EXHIBIT A LEGAL DESCRIPTION

The West 1/2 of Lot 19 in Block 7, in Kettlestrings Addition to Harlem, in the West 1/2 of Section 7, Township 39 North, East of the Third Principal Meridian, in Cook County, Illinois.

16-07-110-005-0000

Property of Cook County Clerk's Office