


# UNOFFICIAL COPY

Warranty Deed  
Individual  
(ILLINOIS)

734378

This instrument was prepared by:  
Jimmy Vachachira, Esq.  
Abraham & Sweeney, LLP  
834 E. Rand Road, Suite 3  
Mt. Prospect, IL 60056

 *19235220660*	
Doc#	1923522066 Fee \$88.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY	
COOK COUNTY RECORDER OF DEEDS	
DATE:	08/23/2019 11:37 AM PG: 1 OF 4

**MAIL TO:**

George Chepov  
5440 N. Cumberland Ave  
Chicago, IL 60656

*Witold Drozd*  
*8430 N. Chestnut Ave*  
*Niles, IL 60714*

**SEND SUBSEQUENT TAX BILLS TO:**

Witold Drozd  
Michael Lynch

*8430 N. Chestnut Ave*  
*Niles, IL 60714*

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

**THE GRANTOR(s)** Confesor Valentin and Ameila Valentin, husband and wife, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, **CONVEY(S)** and **WARRANT(S)** to Witold Drozd and Michael Lynch, not as tenants in common but as joint tenants with rights of survivorship, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

*THE* LOT SOUTH HALF OF LOT 52 IN KOESTER AND ZANDER'S RESUBDIVISION OF BLOCKS 1, 3, 4, 5, 6 AND 7 AND THE WEST HALF OF BLOCK 2 OF WIRT AND GILBERT'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST O THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 40 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

**Address of property:** 3450 N. Keating, Chicago, IL 60641

**Permanent Index No.** 13-22-307-017-0000

**SUBJECT TO** general real estate taxes for 2018 and subsequent years and to the restrictions, conditions, covenants and easements of record.

S   4    
P   4    
S   1    
M       
SC       
E       
INT   B

# UNOFFICIAL COPY

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 5th of April, 2019.

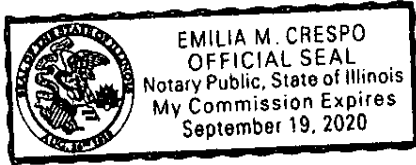
[Signature]  
Confesor Valentin

[Signature]  
Ameila Valentin

State of ILLINOIS )  
County of COOK ) SS

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that, **Confesor Valentin**, is 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 severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of April, 2019



[Signature]  
Notary Public

Commission expires September 19, 2020

State of ILLINOIS )  
County of COOK ) SS

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that, **Ameila Valentin**, is 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 severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of September, 2019

[Signature]  
Notary Public

Commission expires September 20, 2020

# UNOFFICIAL COPY

## REAL ESTATE TRANSFER TAX

20-Aug-2019



<b>CHICAGO:</b>	1,575.00
<b>CTA:</b>	630.00
<b>TOTAL:</b>	2,205.00 *

13-22-307-017-0000 | 20190801666408 | 0-211-276-384

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

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

20-Aug-2019



<b>COUNTY:</b>	105.00
<b>ILLINOIS:</b>	210.00
<b>TOTAL:</b>	315.00

13-22-307-017-0000

| 20190801666408 |

1-020-891-744