

UNOFFICIAL COPY

Doc#. 1923817096 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/26/2019 11:37 AM Pg: 1 of 2

Dec ID 20190601618349
ST/CO Stamp 1-750-313-056 ST Tax \$255.00 CO Tax \$127.50

This instrument prepared by:
Lawrence M. Lusk, P.C.
2 N. LaSalle, Suite 1250
Chicago, IL 60602

WARRANTY DEED

This Warranty Deed is made as of this 28 day of ^{June} ~~July~~, 2019 **Templar Investments, LLC an Illinois limited liability company** ("Grantor") of the City of Chicago, County of Cook and the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to Carlos Modesto and Kateryna Pavliuk* (collectively the "Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

* husband & wife, as Tenants by the Entirety

SEE ATTACHED EXHIBIT A

Permanent Real Estate Index No.: 12-25-424-042-1002


Address of Real Estate: 2507 N 74th Avenue, ^{unit B} Elmwood Park, Illinois 60707

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois, and SUBJECT TO: General real estate taxes not yet due and payable as of the date of closing; covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; ~~all special governmental taxes or assessments confirmed and unconfirmed.~~

[Signature pages follows.]

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Signed and sworn to as of the date hereinabove first written.

REAL ESTATE TRANSFER TAX		08-Jul-2019
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50
12-25-424-042-1002 20190801618349 1-750-313-058		

GRANTOR:

TEMPLAR INVESTMENTS, LLC



Village of Elmwood Park
Real Estate Transfer Stamp

7-319
1275.00

By: Jessica McCormick
Jessica McCormick, Manager

By: Michael McCormick
Michael McCormick, Manager

STATE OF ILLINOIS)
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Jessica McCormick and Michael McCormick personally known or proven 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

Given under my hand and under this seal this 28th day of June, 2019



Jenifer Pritchard
Notary Public

My commission expires: 11/04/2020

After recording, return to:

Future tax bills should be sent to:

Carlos Modesto & Kateryna Parliuk
2507 N. 74th Ave
Elmwood Park, IL 60707

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Elmwood Park, IL 60707