

UNOFFICIAL COPY

Doc#: 1936008216 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/26/2019 01:36 PM Pg: 1 of 3

WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602

Dec ID 20191201677113
ST/CO Stamp 1-479-484-768 ST Tax \$1,750.00 CO Tax \$875.00
City Stamp 0-405-742-944 City Tax: \$18,375.00

THE GRANTORS, **WALTER BOITCHOUK** and **TATIANA BOITCHOUK**, husband and wife, of the County of Cook, State of Illinois, and **NATALIE ACEVEDO**, a married woman*, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEE, **SEAN MURNANE**, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 45 IN BLOCK 1 IN MCREYNOLD'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 17-06-204-029-0000

Address of Real Estate: 1620 W. Pierce Ave., Chicago, IL 60622

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; building lines and use or occupancy restrictions; covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee, TO HAVE AND TO HOLD said premises forever.

*This is not homestead property as to Grantor's spouse.

[Signature Page Follows]

AFTER RECORDING, MAIL TO:

Sean Murnane
1620 W. Pierce Ave.
Chicago IL 60622

SEND SUBSEQUENT TAX BILLS TO:

Sean Murnane
1620 W. Pierce Ave.
Chicago IL 60622

193-3348 3.0.

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Dated this 10th day of December, 2019.

GRANTORS:

Walter Boitchouk
Walter Boitchouk

Tatiana Boitchouk
Tatiana Boitchouk

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Walter Boitchouk and Tatiana Boitchouk, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 10th day of December, 2019.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		23-Dec-2019
CHICAGO:		13,125.00
CTA:		5,250.00
TOTAL:		18,375.00

17-06-204-029-0000 | 20191201677113 | 0-405-742-944
* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		23-Dec-2019
COUNTY:		875.00
ILLINOIS:		1,750.00
TOTAL:		2,625.00

17-06-204-029-0000 | 20191201677113 | 1-478-484-768

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GRANTOR:

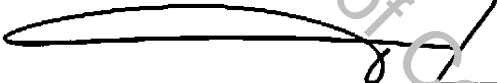


Natalie Acevedo

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Natalie Acevedo, 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 and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 19th day of December, 2019.



Notary Public

Cook County Clerk's Office