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Doc# 2005928007 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/28/2020 08:13 AM PG: 1 OF 3

WARRANTY DEED
2019-02476(T) /gc
THE GRANTOR, **KRYSTSINA IVANOVA**, a married person*, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other, good and valuable consideration in hand paid, CONVEYS and WARRANTS to **DORIAN T. GARDNER**, a Single man

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

X 3042 Sewer Ct.
Hazel Crest, IL 60429
See attached Legal Description

(The Above Space For Recorder's Use Only)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements.

Permanent Index Number (PIN): 28-26-301-025-0000

Address of Real Estate: 3602 Laurel Lane, Hazel Crest, Illinois 60429

Grantors Address:
315 Washington ST
CARLSTADT, NJ 07072

Dated this 28th day of January, 2020.

*This is not homestead property for Grantor

UPON RECORDING MAIL TO:

Dorian T. Gardner
3602 Laurel LN
Hazel Crest, IL 60429

SEND SUBSEQUENT TAX BILLS TO:

Dorian T. Gardner
3602 Laurel LN
Hazel Crest, IL 60429

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

[Signature Page Follows]

REAL ESTATE TRANSFER TAX

14-Feb-2020

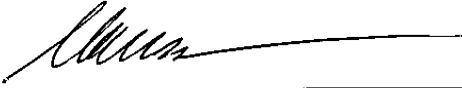


COUNTY: 71.50
ILLINOIS: 143.00
TOTAL: 214.50

28-26-301-025-0000 | 20200201607108 | 1-799-821-152

S Y
P 3
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KRYSTSINA IVANOVA

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 **Krystsina Ivanova**, personally known to me to be the same person(s) whose name(s) 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.

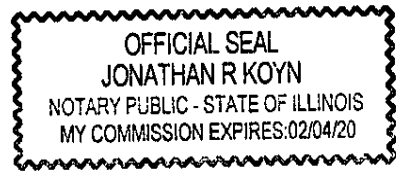
Given under my hand and official seal, this 28th day of January, 2020.



NOTARY PUBLIC

This instrument was prepared by:

Jonathan R. Koyn
1034 Sterling Avenue, #8
Flossmoor, IL 60422
(708) 960-0487



Property of Cook County Clerk's Office

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Burnet File Number: 2210019-02476

EXHIBIT A

LEGAL DESCRIPTION

LOT 708 IN HAZEL CREST HIGHLANDS, FOURTEENTH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 26-26-301-025-0000

Property of Cook County Clerk's Office