

UNOFFICIAL COPY

120-220115
WARRANTY DEED
ILLINOIS STATUTORY

Doc#. 2010507316 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/14/2020 12:30 PM Pg: 1 of 5

Dec ID 20200301643279
ST/CO Stamp 1-818-042-592 ST Tax \$45.00 CO Tax \$22.50

Mail to:

LOUIS A. DIZICK, ESQ.
24W500 Maple Ave., Suite 201
NAPERVILLE, IL 60540

Name & Address of Taxpayer:

DD3 Developers Inc.
6936 Riverside Dr
Berwyn, IL 60402

(Space for Recorder's Use)

THE GRANTOR(S), CYNTHIA L. CHERVINKO, JUDITH COHEN, GEORGENE SEALE, HEIRS

to the Estate of Nelson A. Chervinko
of the _____ of _____, County of _____ State of _____

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), DD3 DEVELOPERS LLC

(Grantee's Address) 6936 RIVERSIDE DR.

of the CITY of BERWYN, County of COOK State of ILLINOIS

in the form of ownership: Fee Simple

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

THIS IS NOT A HOMESTEAD PROPERTY

REAL ESTATE TRANSFER TAX

02-Apr-2020



COUNTY: 22.50
ILLINOIS: 45.00
TOTAL: 67.50

24-07-309-010-1009

| 20200301643279 | 1-818-042-592

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 24-07-309-010-1009

Property Address: 7025 O'CONNELL DR. #301, CHICAGO RIDGE IL 60415

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Dated this 10 day of March, 2020

(Seal)

Cynthia L. Chervinko
CYNTHIA L. CHERVINKO (Seal)

(Seal)
GEORGENE SEALE

(Seal)
JUDITH COHEN

(NOTE: Please type or print names below all signatures.)

STATE OF Illinois)
COUNTY OF COOK) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
CYNTHIA L. CHERVINKO, JUDITH COHEN, GEORGENE SEALE

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 he/she/they signed, sealed and delivered the said instrument as his/her/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 10 day of March, 2020.



[Signature]
Notary Public

My commission expires: 03/24/2022

COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
FRANK PANZICA
ATTORNEY AT LAW
8770 W. BRYN MAWR AVE. #1300
CHICAGO IL 60631

or
Exempt under provisions of Paragraph _____
Section 4. Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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Dated this 12 day of March, 2020

(Seal) _____ (Seal)
 _____ (Seal) CYNTHIA L. CHERVINKO
JUDITH COHEN (Seal)
 GEORGENE SEALE

(NOTE: Please type or print names below all signatures.)

STATE OF Florida)
) ss
 COUNTY OF Duval)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
CYNTHIA L. CHERVINKO, JUDITH COHEN, GEORGENE SEALE

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 he/she/they signed, sealed and delivered the said instrument as his/her/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 12 day of March, 2020.



 Notary Public
 My commission expires: 03-10-2023

COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
FRANK PANZICA
ATTORNEY AT LAW
8770 W. BRYN MAWR AVE. #1300
CHICAGO IL 60631

Exempt under provisions of Paragraph _____
 Section 4, Real Estate Transfer Tax Act.
 Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

UNOFFICIAL COPY

Dated this 6th day of March, 2020

(Seal)

CYNTHIA L. CHERVINKO (Seal)

Georgene Seale

GEORGENE SEALE (Seal)

JUDITH COHEN (Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF _____)
_____) ss
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
CYNTHIA L. CHERVINKO, JUDITH COHEN, GEORGENE SEALE

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 he/she/they signed, sealed and delivered the said instrument as his/her/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 6th day of March, 2020.

Karolyn S. Kupka

Notary Public

(Seal)



My commission expires: 3/26/22

COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
FRANK PANZICA
ATTORNEY AT LAW
8770 W. BRYN MAWR AVE. #1300
CHICAGO IL 60631

or
Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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Legal Description

UNIT 301 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 26 AND 27 IN JAMES O'CONNELL'S TARA SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST NATIONAL BANK OF EVERGREEN PARK AS TRUSTEE UNDER TRUST NO. 1273, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23123365, TOGETHER WITH AN UNDIVIDED 8.334% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Property Address:
7025 O'Connell Dr. #301
Chicago Ridge, IL 60415

Pin: 24-07-309-010-1005

Property of Cook County Clerk's Office