

# UNOFFICIAL COPY

Doc#: 2107006139 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/11/2021 01:50 PM Pg: 1 of 2

Dec ID 20201201690028

ST/CO Stamp 0-050-174-992 ST Tax \$450.00 CO Tax \$225.00

**Warranty Deed  
Illinois Statutory**

**FIRST AMERICAN TITLE  
FILE # AF1002715**

THE GRANTOR(S), Timothy C. Sparkes and Bridget W. Sparkes, divorced, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Slaven Petkov Tsintsarski and Allison Groves, both of Chicago, Illinois as Joint Tenants all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit,:

THE SOUTH 13-1/3 FEET OF LOT 6 AND THE NORTH 20 FEET OF LOT 7 IN BLOCK 15 IN W. J. WILSON'S ADDITION TO OAK PARK, A SUBDIVISION OF LOT 1 (EXCEPT THE EAST 40 ACRES THEREOF) IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, general real estate taxes not yet due and payable at the time of Closing.

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

Permanent Real Estate Index Number: 16-18-127-019-0000

Address of Real Estate: 825 Wisconsin Avenue, Oak Park, Illinois 60304

Dated this 15 day of December, 2020

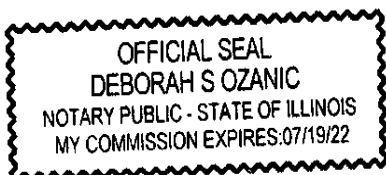
Timothy C. Sparkes  
Timothy C. Sparkes

STATE OF Illinois, COUNTY OF Cook ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Timothy C. Sparkes personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this

15 day of December, 2020



Deborah S. Ozanic (Notary Public)

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Dated this 15 day of December, 2020Bridget Sparkes  
Bridget W. SparkesSTATE OF Illinois, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bridget W. Sparkes personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 15 day of December, 2020Deforah S. Ozanic (Notary Public)

Prepared By: Lisa M. Raimondi  
Raimondi Law Group, Ltd.  
15774 S. LaGrange Road, #161  
Orland Park, Illinois 60462

## Mail To:

Michael H. Wasserman PC  
105 W Madison St. Suite 401  
Chicago, IL 60602

Grantor's Address  
Name & Address of Taxpayer:

Allison Groves and Slaven Tsintsarshi  
825 Wisconsin Ave.  
Oak Park, IL 60304

