

UNOFFICIAL COPY

WARRANTY DEED

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

Doc# 2108420121 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2021 08:44 AM Pg: 1 of 2

Doc ID 20210201641541
ST/CO Stamp 0-275-016-720 ST Tax \$340.00 CO Tax \$170.00

THE GRANTOR, **IHOR SOSNOVYY**, divorced and not since remarried, and **GALINA LUKIV**, divorced and not since remarried, 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 GRANTEES, **NEIL MARTINEZ** and **MARIA MARTINEZ**, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH 10 FEET OF LOT 188 AND LOT 189 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID PARTS OF LOTS IN GEORGE F. NIXON AND COMPANY'S 22ND STREET ADDITION TO WEST CHESTER, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 15-20-401-045-0000

Address of Real Estate: 1800 Kensington Ave., Westchester, IL 60154

Alexander Demchenko 2/10/2021
TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

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; existing leases and tenancies, acts of the Grantee; TO HAVE AND TO HOLD said premises forever.

[Signature Page Follows]

AFTER RECORDING, MAIL TO:

Johnson & Sullivan, Ltd.

11 E. Hubbard St., Suite 700

Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Neil & Maria Martinez

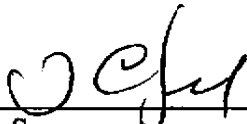
1800 Kensington Ave

Westchester, IL 60154


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Dated this 10th day of February, 2021.

GRANTORS:



Ihor Sosnovyy

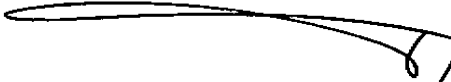


Galina Lukiv

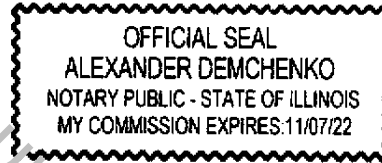
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Ihor Sosnovyy and Galina Lukiv, 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 February, 2021.



Notary Public



REAL ESTATE TRANSFER TAX

18-Feb-2021



COUNTY: 170.00
ILLINOIS: 340.00
TOTAL: 510.00

15-20-401-045-0000

20210201541541 | 0-275-016-720