

UNOFFICIAL COPY

Doc# 2121749202 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/05/2021 01:19 PM Pg: 1 of 3

Dec ID 20210801625883
ST/CO Stamp 0-452-889-360 ST Tax \$700.00 CO Tax \$350.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Dmitry Ragozin and Madison H. Ragozin
616 W. Grove Street
Arlington Heights, IL 60005

FD-21-0569 1/2

(The Above Space for Recorder's Use Only)

THE GRANTORS Dmitry Ragozin and Madison H. Ragozin, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to John P. Dempsey and Deborah L. Dempsey, husband and wife, of 613 N Greenwood Drive, Palatine, IL 60074, as tenants by the entirety, all right, title, and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 03-31-209-021-0000

Property Address: 616 W. Grove Street, Arlington Heights, Illinois 60005

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 26th day of July, 2021.


Dmitry Ragozin


Madison H. Ragozin

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dmitry Ragozin and Madison H. Ragozin 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 acknowledged that they signed, sealed and delivered in the instrument as 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 26th day of July, 2021.

Sheri Saldana
Notary Public



THIS INSTRUMENT PREPARED BY
Chang Legal, LLC
1990 E. Algonquin Rd., Suite 160
Schaumburg, IL 60173

MAIL TO:

~~Law Office of Steve Evans
1627 Colonial Parkway
Palatine, IL 60067~~

SEND SUBSEQUENT TAX BILLS TO:

^{P.}
John Dempsey
616 W. Grove Street
Arlington Heights, IL 60005

REAL ESTATE TRANSFER TAX

04-Aug-2021



COUNTY: 350.00
ILLINOIS: 700.00
TOTAL: 1,050.00

03-31-209-021-0000 | 20210801625883 | 0-452-889-361

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EXHIBIT A LEGAL DESCRIPTION

Lot 1 in Chapin and Brewers Resubdivision of Lots 61 and 62 in Arlington Manor, being a Subdivision of part of the South East 1/4 of Section 30 and all of the west 1/2 of the Northeast 1/4 of Section 31, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office