

UNOFFICIAL COPY

This instrument prepared by and Return To:

Alena Jotkus
Shvartsman Law Offices
400 Skokie Blvd., Suite 220
Northbrook, Illinois 60062
Attention: Alena Jotkus

Send subsequent tax bills to:

Lidiia Andrukhiv
1723 N. 72nd Court
Elmwood Park, Illinois 60707

Commonly known as:

1723 N. 72nd Court
Elmwood Park, Illinois 60707
PIN: 12-36-423-067-0000



2123819054D

Doc# 2123819054 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2021 03:00 PM PG: 1 OF 4

WARRANTY DEED

THE GRANTORS, VASYL ANDRUKHIV, divorced and not since remarried, **LIDIIA ANDRUKHIV**, divorced and not since remarried and **NATALIYA ANDRUKHIV**, married person, of Elmwood Park, Illinois for and in consideration of Ten and 00/100, Dollars (\$10.00) in hand paid, CONVEY and WARRANT to **THE GRANTEES, LIDIIA ANDRUKHIV AND NATALIYA ANDRUKHIV**, as Joint Tenants with Right of Survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 10 IN BERN'S SUBDIVISION OF LOTS 1 AND 2 IN YASBICK PROPERTIES RESUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT A HOMESTEAD PROPERTY TO NATALIYA ANDRUKHIV

together with the tenements and appurtenances thereunto belonging, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 12-36-423-067-0000

Property Address: 1723 N. 72nd Court, Elmwood Park, Illinois 60707

This transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (e)



Agent

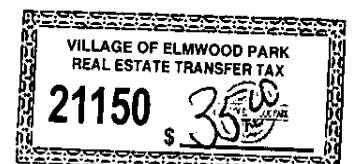
REAL ESTATE TRANSFER TAX

26-Aug-2021

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

12-36-423-067-0000

| 20210801653664 | 1-658-883-856



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IN WITNESS WHEREOF, said Grantors have caused their name to be signed to these presents this 26 day of July, 2021

Lidia Andrukhiv
LIDIA ANDRUKHIV

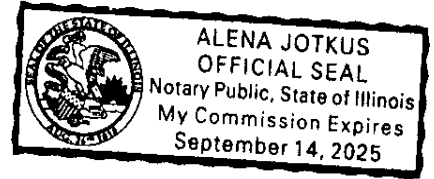
Nataliya Andrukhiv
NATALIYA ANDRUKHIV

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LIDIA ANDRUKHIV and NATALIYA ANDRUKHIV, are personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notaries seal, this 26 day of July, 2021.

Notary Public: *Alena Jotkus*

My commission expires on September 14, 2025



Cook County Clerk's Office

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IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents this 16 day of July, 2021

[Signature]

VASYL ANDRUKHIV

STATE OF ILLINOIS)ss

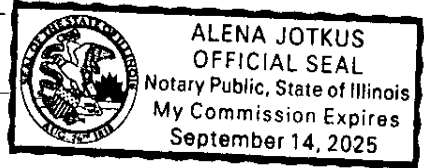
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **VASYL ANDRUKHIV**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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 notaries seal, this 16 day of July, 2021.

Notary Public: *[Signature]*

My commission expires on September 14, 2025



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

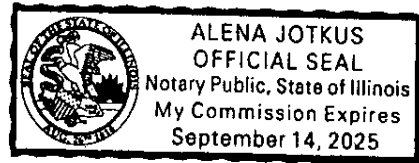
GRANTOR:

Andriukheiv

Dated: July 26, 2021

Subscribed and sworn to before me by the said Grantor this 26 day of July, 2021.

Notary Public Alena Jotkus



The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

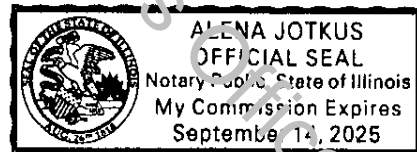
GRANTEE

Andriukheiv

Dated: July 26, 2021

Subscribed and sworn to before me by the said Grantor this 26 day of July, 2021.

Notary Public Alena Jotkus



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]