

# UNOFFICIAL COPY

1 of 2  
PTL-76793

Doc#: 2131249112 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/08/2021 11:38 AM Pg: 1 of 3

Dec ID 20211001611991  
ST/CO Stamp 2-066-420-880 ST Tax \$2,175.00 CO Tax \$1,087.50  
City Stamp 0-480-285-840 City Tax: \$22,837.50

**WARRANTY DEED  
ILLINOIS STATUTORY  
TENANY BY THE ENTIRETY**

(The Above Space for Recorder's Use Only)

THE GRANTORS Steven J. Halpern and Stacy A. Halpern, a married couple, of 830 West Wolfram Street, Chicago, IL 60657 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 Erin Sherman and Ilya Ruvinsky, a married couple, not as Tenants in Common, nor as Joint Tenants, but as Tenants by the Entirety, 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): 14-29-226-035-0000

Property Address: 830 West Wolfram Street, Chicago, IL 60657

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

**SUBJECT TO:** 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.

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Dated this 6 day of October, 2021.

X *Steven J. Halpern*  
Steven J. Halpern

X *Stacy A. Halpern*  
Stacy A. Halpern

STATE OF Illinois )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven J. Halpern and Stacy A. Halpern, 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 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 6 day of October, 2021.

*Cynthia Ramirez*  
Notary Public



THIS INSTRUMENT PREPARED BY

Michelle Laiss  
ATTORNEY AT LAW  
1530 West Fullerton Avenue  
Chicago, IL 60614

MAIL TO:  
Kimberly Freeland  
ATTORNEY AT LAW  
806 North Peoria Street  
Chicago, IL 60642

SEND SUBSEQUENT TAX BILLS TO:

Erin Sherman and Ilya Ruvinsky  
830 West Wolfram Street  
Chicago, IL 60657

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## EXHIBIT A LEGAL DESCRIPTION

The West 17 feet and 6 inches of Lot 9 and all of Lot 10 in Block 1 in Wolfram's Subdivision of Block 8 in Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

14-29-226-035-0000

Property of Cook County Clerk's Office