

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

MAIL TO:

The Law Offices of Max Elliott,
Ltd.
605 N. Michigan Ave., Suite 400
Chicago, IL 60611

NAME & ADDRESS OF TAXPAYER:

Marya Serdyukova, Trustee
3333 West Cullom Avenue
Chicago, Illinois 60618



Doc# 2131415023 Fee \$88.00

RHSP FEE: \$9.00 RORF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/10/2021 01:07 PM PG: 1 OF 4

RECORDER'S STAMP

THE GRANTOR, MARYA SERDYUKOVA, an unmarried woman, as sole OWNER, of the City of CHICAGO, County of Cook, State of Illinois, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration hereby CONVEYS and WARRANTS and TRANSFERS all right, title, and interest held by GRANTOR in the following described real estate, appurtenances and improvements, to have and hold forever, the real estate commonly known as 3333 WEST CULLOM AVENUE, CHICAGO, ILLINOIS 60618 duly recorded on February 25, 2021 at the Cook County Recorder of Deeds office, Document Number 2105616136 to MARYA SERDYUKOVA, as TRUSTEE and GRANTEE, of the MASHA SERDYUKOVA REVOCABLE LIVING TRUST, dated July 15, 2021, of Chicago, Illinois, County of Cook, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2021 shall be prorated between GRANTOR and GRANTEE as of the date of the recording of this deed. Send all tax statements to Grantees.

REAL ESTATE TRANSFER TAX

10-Nov-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-14-412-010-0000 | 20211101636016 | 0-966-093-968

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

10-Nov-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-14-412-010-0000 | 20211101636016 | 1-830-907-024

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LEGAL DESCRIPTION

LOT 3 IN BUCKLEY'S RESUBDIVISION OF LOTS 11, 12, 13 AND 14 IN BLOCK 3
IN WILLIAM H. CONDON'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2
OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number (PIN): 13-14-412-010-0000

PROPERTY COMMONLY KNOWN AS: 3333 West Cullom Avenue, Chicago, Illinois 60618.

Dated this 15th day of JULY, 2021



MARYA SERDYUKOVA, Grantor



MARYA SERDYUKOVA, Grantee, Trustee

Property of Cook County Clerk's Office

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NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Marya Serdyukova is personally known to me to be the same person whose name is subscribed to the foregoing WARRANTY DEED, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15th day of July, 2021.



Keith Wakefield
 Notary Public

My commission expires 11/05/2024

MUNICIPAL TRANSFER STAMP (If Required)
 STAMP

Cook COUNTY/ILLINOIS TRANSFER

NAME & ADDRESS OF PREPARER:

The Law Offices of Max Elliott, Ltd.
 605 N. Michigan Ave., Suite 400
 Chicago, Illinois 60611

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 7.15.2021

Max Elliott
 Buyer, Seller or Representative

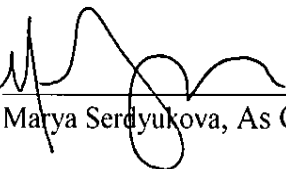
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STATEMENT BY GRANTOR AND GRANTEE

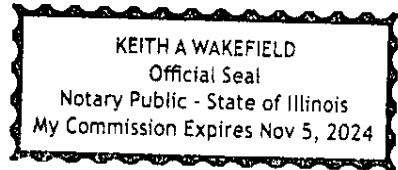
STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

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.

Dated 15th OF JULY 2021

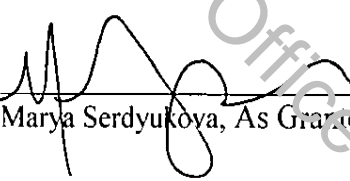
Signature: 
 Marya Serdyukova, As Grantor

Subscribed and sworn to me
 By the said Marya Serdyukova
 This 15th day of July, 2021
 Notary Public Keith A Wakefield

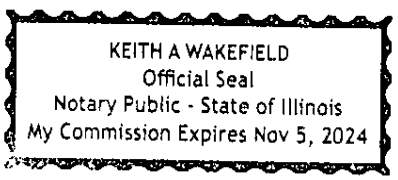


The **grantee** or her agent affirms that, to the best of her knowledge, the name of the **grantor** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to 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.

Dated 15th OF JULY 2021

Signature: 
 Marya Serdyukova, As Grantee

Subscribed and sworn to me
 By the said Marya Serdyukova
 This 15th day of July, 2021
 Notary Public Keith A Wakefield



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 a Class A misdemeanor for subsequent offenses.