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Doc#. 2132039332 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/16/2021 01:30 PM Pg: 1 of 3

Dec ID 20211001611170

ST/CO Stamp 0-312-417-424 ST Tax \$225.00 CO Tax \$112.50

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only) FKA KATERYNA NAVIZIVSKA

Copoline Copoline THE GRANTOR Taras Sichko, married to Kateryna Sichko, of 1367 S. Old Wilke Rd, Arlington Heights, IL 60005, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuatie considerations in hand paid, CONVEYS AND WARRANTS to THE GRANTEE Seb 1st 12.1 Cato, an compatied man, of 3652 N Neva Chicago 60634, 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): 12-25-316-137-1005

Property Address: 7936 W. Grand Ave, Unit 3W, Elmwood Park. 1, 60707

Hereby releasing and waiving all rights under and by virtue of the Home tead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility tasements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

day of November, 2021.

Taras Sichko

Kateryna Sichko*

FKA KATERYNA NAVIZIVSKA

REAL ESTATE TRANSFER TAX

After recording mail to: Altima Title, LLC. 6444 N. Milwaukee Ave. Chicago, IL 60631 Ph. 312-651-6070

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FKA KATERYNA NAVIZIVSKA
*I, KATERYNA SICHKO, AM JOINING IN THE EXECUTION OF THIS DEED SOLELY FOR THE PURPOSE OF RELEASING HOMESTEAD RIGHTS.

STATE OF ILLINOIS)
) SS ,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Taras Sichko and Kateryna Sichko, 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 turposes therein set forth, including the release and waiver of the right of homestead. YFKA KATERYNA NAVIZIVSKA

Given under my hand and notarial seal, this ____ day of November, 2021.



THIS INSTRUMENT PREPARED BY Alicja M. Sroka Alicja M. Sroka & Associates, P.C. 7742 W. Higgins Rd #C-102 Chicago, IL 60631

MAIL TO:

Law Office of Anthony V. Panzica 2510 W. Irving Park Road Unit B Chicago, IL 60618

County Clark's TA SEND SUBSEQUENT TAX, BILLS TO:

Sebastian Cato 7936 W. Grand Ave Unit 3W Elmwood Park, IL 60707

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 7936-3W IN GRAND ELM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE SOUTHWEST QUARTER OF SECTION 25 TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN;

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 2007 AS DOCUMENT 0734053122, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERFST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE 24, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.