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**SPECIAL
WARRANTY DEED**

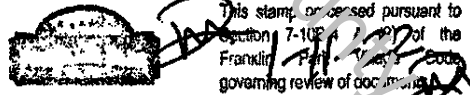
Doc#: 2202112122 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/21/2022 11:47 AM Pg: 1 of 2

Dec ID 20220101697312
ST/CO Stamp 0-181-980-816 ST Tax \$350.00 CO Tax \$175.00

THE GRANTOR(S)

(The space above for Recorder's use only)

Diplomat Property Manager, LLC, of 2476 Stateview Blvd., Fort Mill, South Carolina, 29718, A corporation created and existing by virtue of the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 10th day of November, 2021, REMISE ALIEN AND CONVEY TO THE GRANTEE to Artur Kostyshen, a married person of 513 Monroe Place, Wood Dale, IL 60191 in the following described Real Estate situated in Cook County, Illinois, commonly known as 3034 Houston Street, Franklin Park, IL 60131, legally described as:



LOT 63 IN FRANKLIN PARK, BEING A SUBDIVISION OF THE SOUTH 20 ACRES (EXCEPT THE NORTH 66 FEET THEREOF) OF THE NORTH 40 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.

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

Permanent Index Number (PIN): 12-29-210-014-0000

Address(es) of Real Estate: 3034 Houston Street, Franklin Park, IL 60131

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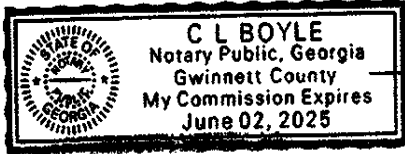
Dated this 10 day of November, 2021

Nathan Sw
Diplomat Property, LLC
Manager

STATE OF Georgia)
)ss.
COUNTY OF Gwinnett)

I, C. Boyle, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~the foregoing instrument~~ Nathan Simpson personally known to me to be the same persons whose names are subscribed in the ~~foregoing instrument~~, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 official seal, this 10 day of November, 2021.



C. Boyle
NOTARY PUBLIC

Commission expires 6-2-25

This instrument was prepared by: Albert J. Beaudreau Attorney at Law, 11340 W. 159th Street, Orland Park, IL 60467

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Artur Kostyshen
25663 W Plantation Rd
Plainfield, IL 60586

Artur Kostyshen
25663 W. Plantation Rd
Plainfield IL. 60380

REAL ESTATE TRANSFER TAX 17-Jan-2022

COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00

12-29-210-014-0000 | 20220101697312 | 0-181-980-816