

UNOFFICIAL COPY

Doc#: 2207406109 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2022 09:10 AM Pg: 1 of 5

Dec ID 20220301649003
ST/CO Stamp 1-159-222-672 ST Tax \$330.00 CO Tax \$165.00
City Stamp 0-458-773-904 City Tax: \$3,465.00

WARRANTY DEED

22-140114

THE GRANTOR(S) **Viktoriiia G. Kuznykha, f/k/a Viktoriia G. Kuchma, married to Stephan Kuzmykha**, of the City of Chicago, County of Cook, Illinois, for and in consideration of Ten and NO/00 (\$10) in hand paid, convey(s) and warrant(s) to **Jocelyn Martinez and Leslie Martinez, A SINGLE WOMAN AS TRINITY TENANT OF 2616 MEADE AVE, CHICAGO, IL 60634** the following described real estate situated in the County of Cook in the State of Illinois, to wit:

A SINGLE WOMAN

See Attached Legal Description

SUBJECT TO:

Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, and easements of record.

The Grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): **12-24-328-020-0000**
Address of Real Estate: **3226 N. Ozark Ave. Chicago, IL 60634**

Dated this 26 day of February 20 22



Viktoriiia G. Kuznykha f/k/a Viktoria G. Kuchma



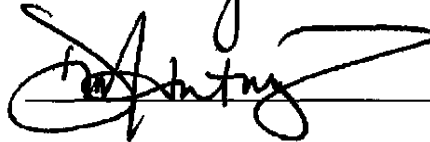
Stephan Kuzmykha

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Viktoriiia G. Kuzmykha and Stephan Kuzmykha** personally known to me to be the persons whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said 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 official seal, this 26 day of February 2022



(Notary Public)



Prepared By:

VIRA LAW LLC | 4106 W. NORTH AVE. CHICAGO, IL 60639

Mail To:

PATRICIA GUTIERREZ PASQUAL
5716 W. LAWRENCE AVE
CHICAGO, IL 60630

Name and Address of Taxpayer/Address of Property:

JOCELYN MARTINEZ
3226 N. DZARK AVE
CHICAGO, IL 60634

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Exhibit "A" Legal Description

LOT 9 IN BLOCK 16 IN GAUNTLETT, FEUERBORN AND KLODE'S BELMONT HEIGHTS SECOND ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 24, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

11-Mar-2022



COUNTY:	165.00
ILLINOIS:	330.00
TOTAL:	495.00

12-24-328-020-0000

20220301649003 | 1-159-222-672

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REAL ESTATE TRANSFER TAX



11-Mar-2022

CHICAGO:	2,475.00
CTA:	990.00
TOTAL:	3,465.00 *

12-24-328-020-0000 | 20220301649003 | 0-458-773-904

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