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Doc#: 2216418272 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/13/2022 01:24 PM Pg: 1 of 4

Dec ID 20220601636963
ST/CO Stamp 1-970-475-088 ST Tax \$835.00 CO Tax \$417.50

WARRANTY DEED (Individual to Individual)

THE GRANTORS, **Christian Sheffield and Halina Sheffield**, 1411 Notting Hill Drive, Lemont, Illinois ("Grantors") for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

CONVEY AND WARRANT TO: Oleg Komarnytskyy and Sofiya Temchenyuk, husband and wife, not as joint tenants, not as tenants in common, but as tenants by the entirety, of 5048 N. Octavia Avenue, Harwood Heights, Illinois 60706, the following described real estate situated in the Village of Harwood Heights, County of Cook, State of Illinois, to wit:

See Legal Description Attached As Exhibit "A"

PROPERTY INDEX NUMBER: 12-12-412-050-0090

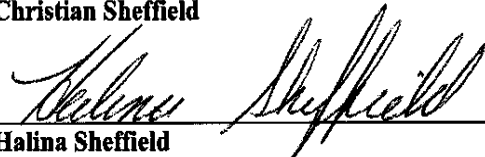
COMMONLY KNOWN AS: 5048 N. Octavia Avenue, Harwood Heights, Illinois 60706

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever; 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.

DATED this 17th day of June, 2022

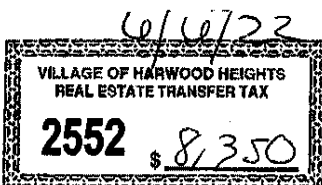


Christian Sheffield



Halina Sheffield

Fidelity National Title
1/2 CH22002553



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CHRISTIAN SHEFFIELD** and **HALINA SHEFFIELD**, 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 signed and delivered the foregoing instrument as their voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of June, 2022.

Forest J. Miles

Notary Public

Commission expires: March 17, 2024



THIS INSTRUMENT PREPARED BY: Forest J. Miles
McCarthy Duffy LLP
180 North LaSalle Street, Suite 2300
Chicago, Illinois 60601
(312) 726-0355

MAIL TO:

Nazar Kashuba
Attorney at Law
2338 West Belmont
2nd Floor
Chicago, Illinois 60618

SEND TAX BILLS TO:

Oleg Komarnytskyy and Sofiya Temchenyuk
5048 N. Octavia Avenue
Harwood Heights, Illinois 60706

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REAL ESTATE TRANSFER TAX

08-Jun-2022



COUNTY:	417.50
ILLINOIS:	835.00
TOTAL:	1,252.50

12-12-412-050-0000

| 20220601630963 | 1-970-475-088

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EXHIBIT "A"

Legal Description

THE EAST 1/2 OF LOT 1 (EXCEPT THE NORTH 53.06 FEET THEROF AND EXCEPT THE SOUTH 26 FEET THEREOF) IN BLOCK 2 IN HARRIS' FIRST SUBDIVISION BEING A SUBDIVISION OF THAT PORTION LYING NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, LOT 1 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST 1/4, PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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