

A22-3330

UNOFFICIAL COPY

Doc# 2223019088 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2022 11:38 AM Pg: 1 of 2

WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602

Dec ID 20220801611533
ST/CO Stamp 0-457-650-768 ST Tax \$549.00 CO Tax \$274.50
City Stamp 1-799-828-048 City Tax: \$5,764.50

THE GRANTOR, **JURIJS SIPELSKIS**, married to Svitlana Shydlivska, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, **DINA BIRMAN**, an unmarried person, and **ALEXANDER BIRMAN TRICKETT**, an unmarried person, of the County of Cook, State of Illinois, not as tenants in common but as joint tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 3 AND 6 IN BLOCK 5 IN IRVING PARK ADDITION, SAID ADDITION BEING A SUBDIVISION OF LOTS 2, 3, 4, 5, 6, 16, 17, 18, 19 AND 20 AND PART OF LOT 21 IN FITCH AND HECOX' SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-15-221-038-0000

Address of Real Estate: 4646 N. Keystone Ave., Chicago, IL 60630

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; 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.

[Signature Page Follows]

AFTER RECORDING, MAIL TO:


Alexander Trickett & Dina Birman
4646 N Keystone Ave
Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

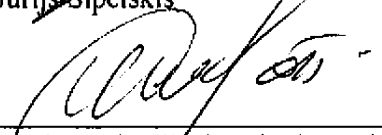
Alexander Trickett & Dina Birman
4646 N Keystone Ave
Chicago, IL 60630

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Dated this 15 day of August, 2022.



 Jurijs Sipelskis



 Svitlana Shydlyvska, signing solely for the
 purpose of waiving the homestead exemption

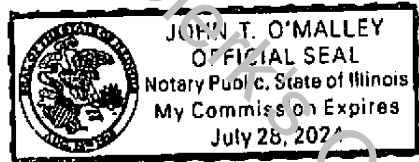
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Jurijs Sipelskis Svitlana Shydlyvska, 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 severally acknowledged that they signed 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 seal, this 15th day of August, 2022.





 Notary Public



REAL ESTATE TRANSFER TAX		16-Aug-2022
	CHICAGO:	4,117.50
	CTA:	1,647.00
	TOTAL:	5,764.50 *

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

REAL ESTATE TRANSFER TAX		16-Aug-2022
	COUNTY:	271.50
	ILLINOIS:	549.00
	TOTAL:	820.50

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