

UNOFFICIAL COPY

Doc#: 2224304256 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2022 01:31 PM Pg: 1 of 2

Dec ID 20220801621520
ST/CO Stamp 1-354-558-032 ST Tax \$295.00 CO Tax \$147.50

**Warranty Deed
JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)**

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

1614676 1/2 KB

Above Space for Recorder's Use Only

THE GRANTORS, Elena Popova, Successor Trustee under the Trust Agreement of Val Tarshis dated November 11, 2005, as to an undivided One-Half (1/2) interest; and Elena Popova, Trustee under the Trust Agreement of Elena Popova dated November 11, 2005, as to an undivided One-Half (1/2) interest, of the Village of Westchester, County of Cook and State of Illinois for and in consideration of Ten and No/100ths DOLLARS (\$10.00), and other good and valuable ^{a single man} considerations in hand paid, ^{a single man} CONVEYS and WARRANTS to Frank V. Bakovich and Daniel R. Bakovich, ~~not~~ ^{a single man} not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 22 in Block 2 in Unit Number 2, Martindale Estates, Being a Subdivision of part of the Northwest 1/4 of Section 20, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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, not in Tenancy in Common but in **JOINT TENANCY** forever.

Permanent Index Number: 15-29-107-026-0000

Address of Real Estate: 10850 Claridge ^{Ave.} Street, Westchester, Illinois 60154 ^{Grantor's Address}

Dated this 22nd day of August, 2022.

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

PLEASE PRINT OR
TYPE NAME(S) BELOW
SIGNATURE(S)

[Signature]
Elena Popova, as Successor Trustee

[Signature]
Elena Popova, as Trustee

[Handwritten initials]
8/22/22

UNOFFICIAL COPY

State of Illinois, County of Cook, ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elena Popova, Successor Trustee under the Trust Agreement of Val Tarshis dated November 11, 2005, as to an undivided One-Half (1/2) interest; and Elena Popova, Trustee under the Trust Agreement of Elena Popova dated November 11, 2005, as to an undivided One-Half (1/2) interest, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 22nd day of August, 2022.



22/23 23

Michele M. Salerno

NOTARY PUBLIC

This instrument was prepared by: Michael Maksimovich, Maksimovich & Associates, P.C.
8643 Ogden Avenue, Lyons, Illinois 60534

REAL ESTATE TRANSFER TAX		30-Aug-2022
	COUNTY:	147.50
	ILLINOIS:	295.00
	TOTAL:	442.50
15-29-107-028-0000	2022 0801621520	1-354-558-032

MAIL TO:

Mr. Thomas Brescia
Attorney at Law
801 North Cass Avenue
Suite 200
Westmont, Illinois 60559

SEND SUBSEQUENT TAX BILLS TO:

Frank V. Bakovich and Daniel R. Bakovich, IV
10850 Claridge Street
Westchester, Illinois 60154