

UNOFFICIAL COPY

Doc#: 2227728244 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2022 03:08 PM Pg: 1 of 4

10/3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

767976

Dec ID 20220901638676
ST/CO Stamp 2-035-338-832 ST Tax \$751.00 CO Tax \$375.50

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago, IL 60602

Preparer File: Roberts
File No.: 767976

THE GRANTOR(S) Jessica Roberts and Leonard Go, a married couple, of 709 S. Oak Park Avenue, Oak Park, IL 60304, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to, Daniel Russell and Christina Maksymiuk, HUSBAND AND WIFE, of 333 S. Des Plaines #709, Chicago, IL 60661, as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 3 IN BLOCK 3 IN OAK PARK AVENUE SUBDIVISION BEING A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART OF LOT 1 LYING WEST OF THE OAK PARK AVENUE PARTITION OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, OF THE EAST 1/2 OF LOT 2 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2021, 2022 and subsequent years.

PIN: 16-18-125-016-0000

Real Estate Property known as: 709 S. Oak Park Avenue, Oak Park, IL 60304

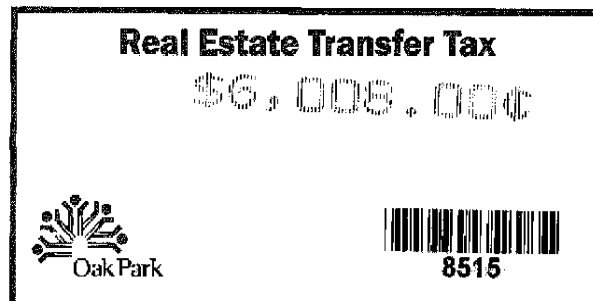
Dated this 16th day of September, 2022



Jessica Roberts



Leonard Go



UNOFFICIAL COPY

STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jessica Roberts**, 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 instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 16th day of September 2022

Crystal N Rodriguez
Notary Public



STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Leonard Go**, 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 he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 16th day of September 2022

Crystal N Rodriguez
Notary Public



Prepared by:
Gurney Law Group LLC
150 S. Wacker Drive, Suite 2400
Chicago, IL 60606

Mail to:
AMANDA MILLER c/o SIRAGUSA LAW
25 E. WASHINGTON SUITE 700
CHICAGO, IL 60602

Name and Address of Taxpayer:

DANIEL RUSSELL AND CHRISTINA MAKSYMUK
709 S. OAK PARK AVE
OAK PARK, IL 60304

UNOFFICIAL COPY

File No: 767976

EXHIBIT "A"

LOT 3 IN BLOCK 3 IN OAK PARK AVENUE SUBDIVISION BEING A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART OF LOT 1 LYING WEST OF THE OAK PARK AVENUE PARTITION OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, OF THE EAST 1/2 OF LOT 2 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION) IN COOK COUNTY, ILLINOIS.

Pln: 16-18-125-016-0000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part I-Exceptions.

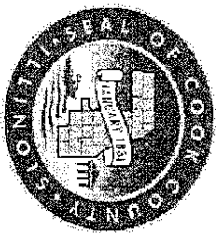
Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

03-Oct-2022



COUNTY:	375.50
ILLINOIS:	751.00
TOTAL:	1,126.50

16-18-125-016-0000 | 20220901638676 | 2-035-338-832

Property of Cook County Clerk's Office