

WARRANTY DEED

TEENANTS BY THE ENTIRETY

Perfection Legal Forms, Rockford, IL 611

UNOFFICIAL COPY

Doc#: 2313913011 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/19/2023 09:18 AM Pg: 1 of 3

Dec ID 20230501619616

ST/CO Stamp 0-680-331-984 ST Tax \$2,225.00 CO Tax \$1,112.50

City Stamp 0-415-926-992 City Tax: \$23,362.50

THIS INDENTURE WITNESSETH,
That the Grantors

2122 W BRADLEY PL LLC, an Illinois
Limited Liability Company

of the
in the County of COOK

and State of ILLINOIS

for and in consideration of the sum of One Dollar
and other good and valuable considerations, the
receipt of which is hereby acknowledged, CONVEY
and WARRANT to

THE ABOVE SPACE FOR RECORDER'S USE ONLY

↙ Nikolay
ALEKSANDAR KRAVCHENKO and Vi Nguyen, husband & wife, As Tenants BY THE
Entirety.

the following described real estate, to-wit:


PLEASE SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT "A"

Property Address: 2112 WEST BRADLEY PLACE Chicago, IL 60618
PIN #: 14-19-120-038-0000

(Continue legal description on reverse side)

situated in COOK County, Illinois, hereby releasing and waiving all rights under and by virtue
of the Homestead Exemption Laws of the State of Illinois.

Dated this 11th day of MAY, 2023.

BY: 
SRĐAN KOSTIĆ, MEMBER A/KA SAM KOSTIĆ SOLE
MEMBER/MANAGER
2122 W BRADLEY PL LLC

FIRST AMERICAN TITLE
FILE # 3153953

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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 SRDAN KOSTIC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that each signed, sealed and delivered the said instrument as 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 Notarial Seal this 11 day of MAY, 2023.



Melissa Chambers
Notary Public

Future Taxes to Grantee's Address (X)

OR to Aleksandar Krauchenko
2112 W. Bradley Place
Chicago, IL 60618

Return this document to:

Aleksandar Krauchenko
2112 W. Bradley Place
Chicago, IL 60618

This Instrument was Prepared by:
Dragan Milosevic, Esq.

Whose Address is:
1 EAST WACKER DRIVE
SUITE 3100
Chicago, Illinois 60601

AFFIX TRANSFER TAX STAMP OR "Exempt under provisions of Paragraph _____" Section 4, Release Estate Transfer Tax Act.	
Date	Buyer, Seller or Representative

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THE EAST 10 FEET OF LOT 18 AND THE WEST 20 FEET OF LOT 19 IN OSCAR C. ANDERSON'S SUBDIVISION OF THE NORTH HALF OF THE EAST HALF OF LOT 3 IN GEORGE SELLER'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-19-120-038-0000

Property Address: 2112 West Bradley Place, Chicago, Illinois 60618

Property of Cook County Clerk's Office