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Doc#. 2319247144 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/11/2023 02:32 PM Pg: 1 of 3

Dec ID 20230601653575
ST/CO Stamp 1-016-905-424 ST Tax \$1,225.00 CO Tax \$612.50
City Stamp 1-553-776-336 City Tax: \$12,862.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Simon Lee and
Veronika Polishchuk
1764 W. Olive Ave
Chicago IL 60660

MAIL REAL ESTATE TAX BILL TO:

Simon Lee
1764 W. Olive Ave.
Chicago, IL 60660

JT 2302 0146 10F2


THE GRANTOR: Emily D. Valentine and Trevor J. Valentine, married to each other, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Simon Lee and Veronika Polishchuk**, married, as tenants by the entirety, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION



Commonly known as: 1764 W. Olive Ave., Chicago, IL 60660
PIN: 14-06-407-032-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX		11-Jul-2023
	CHICAGO:	9,187.50
	CTA:	3,675.00
	TOTAL:	12,862.50 *

14-06-407-032-0000 | 20230601653575 | 1-553-776-336
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		11-Jul-2023
	COUNTY:	612.50
	ILLINOIS:	1,225.00
	TOTAL:	1,837.50

14-06-407-032-0000 | 20230601653575 | 1-016-905-424

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DATED this 20th day of June, 2023.

Emily D. Valentine

Emily D. Valentine

Trevor J. Valentine

Trevor J. Valentine

STATE OF ILLINOIS _____)
)SS
COUNTY OF COCK _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Emily D. valentine and Trevor J. Valentine**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

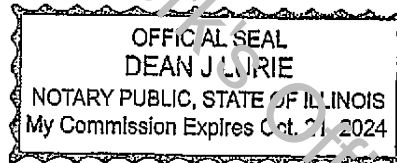
Given under my hand and official seal this 20th day of June, 2023.

[Signature]

Notary Public

NAME AND ADDRESS OF PREPARER:

Dean J. Lurie
Attorney at Law
1 E. Wacker Dr., Suite 2610
Chicago, IL 60601



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JT23020146

Exhibit A

LOT 7 IN BECKER'S ADDITION TO CHICAGO OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 5443217, IN BOOK 129 OF PLATS, PAGE 16 IN COOK COUNTY, ILLINOIS.

PIN: 14-06-407-032-0000

For Informational Purposes only: 1764 W Olive Avenue, Chicago, IL 60660

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