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Form No. 11R AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

Warranty Deed TENANCY BY THE ENTIRETY Statutory (ILLINOIS) (Individual to Individual)

Doc#: 2319312218 Fee: \$107.00 Karen A. Yarbrough Cook County Clerk Date: 07/12/2023 03:51 PM Pg: 1 of 2

Dec ID 20230701668279 ST/CO Stamp 0-036-667-088 ST Tax \$550.00 CO Tax \$275.00 City Stamp 1-876-868-816 City Tax: \$5,775.00

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS) Stanley Tkaczyk, divorced and not since remarried 2213 West Huron Street Chicago, Illinois 60612

(The Above Space For Recorder's Use Only)

of the City of Chicago Cook County of Cook, State of Illinois

for and in consideration of 150 and no/100ths - - DOLLARS, in hand paid, CONVEY S and WARRANT S to Volodymyr Ilchyshyn and Iryna Ilchyshyn, his wife 2247 West Erie Street, Chicago, Illinois, 60612

(NAMES AND ADDRESS OF GRANTEES) as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for 2022 and subsequent years and

Permanent Index Number (PIN): 17-07-110-019-0000

Address(es) of Real Estate: 2211 West Huron Street, Chicago, Illinois 60612

DATED this 11th day of July, 2023

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

(SEAL) Stanley Tkaczyk (SEAL)

(SEAL) (SEAL)

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 Stanley Tkaczyk, divorced and not since remarried



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 said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 11th day of July, 2023

Commission expires July 16th, 2024

This instrument was prepared by Paul R. Bachtta, Esq., 1914 South Austin Blvd., Cicero, Ill. (NAME AND ADDRESS) 60804

\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

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## Legal Description

of premises commonly known as 2211 West Huron Street

Chicago, Illinois 60612

Lot 5 in Barney's Subdivision of Block 10 in Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

### REAL ESTATE TRANSFER TAX

12-Jul-2023



COUNTY:	275.00
ILLINOIS:	590.00
TOTAL:	825.00

17-07-110-019-0000

| 20230701668279 | 0-036-667-088

### REAL ESTATE TRANSFER TAX

12-Jul-2023

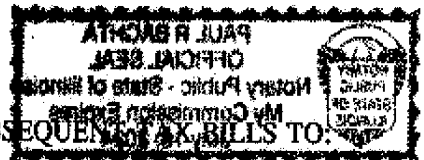


CHICAGO:	4,125.00
CTA:	1,650.00
TOTAL:	5,775.00 *

17-07-110-019-0000 | 20230701668279

| 1-876-868-816

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



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

Petro M. Czerniak, Esq.  
(Name)

2329 West Chicago Avenue  
(Address)

Chicago, Illinois 60622  
(City, State and Zip)

Volodymyr Ilchyshyn  
(Name)

2211 West Huron Street  
(Address)

Chicago, Illinois 60612  
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_