

**WARRANTY DEED  
INDIVIDUAL TO INDIVIDUAL**

Doc#: 2324310034 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/31/2023 12:21 PM Pg: 1 of 2

MAIL TO:  
JOHN M. KENNELLY, Esq.  
Spina, McGuire & Okal  
7610 W. North Avenue  
Elmwood Park, Illinois 60707

Dec ID 20230801695022  
ST/CO Stamp 1-241-175-504 ST Tax \$500.00 CO Tax \$250.00

GRANTORS, ANDREW C. MAYCHRUK and LAURA M. MAYCHRUK, husband and wife, of the Village of River Forest County of Cook and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY and WARRANT to the GRANTEE, KRIBI BUZZ CAFE, LLC. An Illinois Limited Liability duly organized and existing pursuant to 850 ILCS I/I et seq 536 N. Oak Park Avenue in the Village of Oak Park, County of Cook and State of Illinois, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

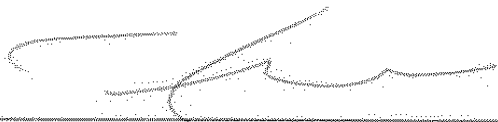
SUBJECT TO: General and special real estate taxes which are not yet due and payable; Conditions covenants and restrictions of record; Building lines and easements if any, so long as they do not interfere with Grantee's use and enjoyment of the property.

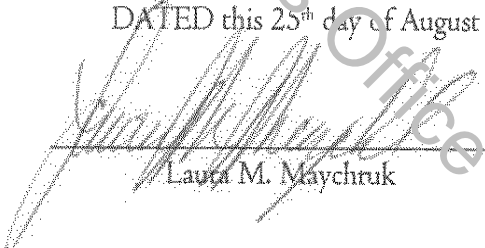
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, as provided for in 735ILCS5/12-901. TO HAVE AND TO HOLD said premises, forever.

Permanent Index Number: 16-17-302-031-0000 Volume: I43  
Property Address: 905 S. Lombard Avenue, Illinois 60304  
OAK PARK

PRAIRIE TITLE SERVICES  
6821 W NORTH AVENUE  
OAK PARK, IL 60302

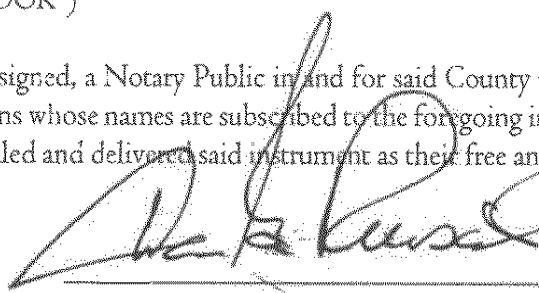
DATED this 25<sup>th</sup> day of August 2023.

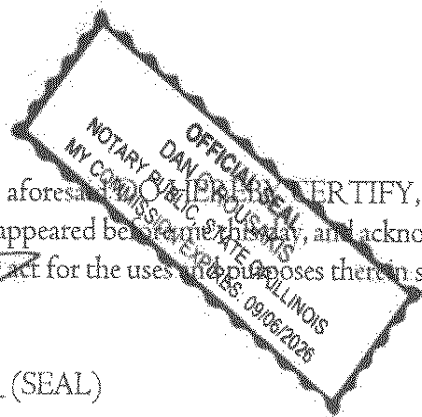
  
\_\_\_\_\_  
(SEAL)  
Andrew C. Maychruk

  
\_\_\_\_\_  
(SEAL)  
Laura M. Maychruk

STATE OF ILLINOIS )  
  ) ss.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that the above named persons whose names are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

  
\_\_\_\_\_  
(SEAL)



# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

LOT 2 (EXCEPT THE NORTH 24.75 FET THEREOF) AND ALL OF LOT 3 IN BLOCK I IN THE WEST HARRISON STREET SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### COOK COUNTY - ILLINOIS TRANSFER STAMPS

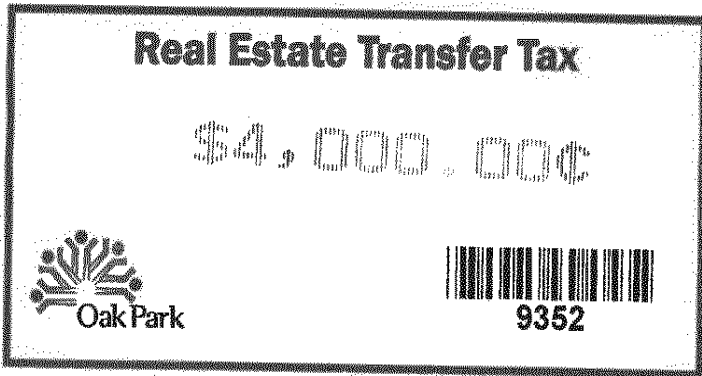
Exempt under provision of paragraph \_\_\_\_\_ Section 4,  
Real Estate Transfer Act. 35 ILCS 200/31-45.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

This document prepared by:  
DAN G. ROUSAKIS  
Attorney at Law  
7627 W. Lake Street - Suite 203  
River Forest, Illinois 60305  
(708) 771-3849

Future Tax Bills:  
\_\_\_\_\_  
Jacques E. Skalo  
\_\_\_\_\_  
Kishi Coffee Buzz  
536 N. Oak Park Ave  
\_\_\_\_\_  
Oak Park, IL



REAL ESTATE TRANSFER TAX		30-Aug-2023
COUNTY:		250.00
ILLINOIS:		500.00
TOTAL:		750.00
16-17-302-034-0000		20230801695022   1-241-175-504

