

# UNOFFICIAL COPY

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**WARRANTY DEED**  
**Illinois Statutory**

Doc#: 2325734139 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2023 10:28 AM Pg: 1 of 3

Mail to:  
Marek Loza, Loza Law LLC  
2340 S. River Road  
Suite 120  
Des Plaines, IL 60018

Dec ID 20230801601266  
ST/CO Stamp 0-798-756-304 ST Tax \$60.00 CO Tax \$30.00  
City Stamp 0-764-147-152 City Tax: \$630.00

Name & Address of Taxpayer:  
Philip Madkins & Felyn Madkins  
103-21 103rd Street  
2nd Floor  
Ozone Park, NY 11407

RECORDER'S STAMP

The GRANTOR(S): **ARMANDO OCHOA**, a married man, of 2316 S. 61<sup>st</sup> Street, Cicero, Illinois 60804, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to, GRANTEE(S) **PHILLIP MADKINS AND FELYN MADKINS**, husband and wife, as joint tenants, of, Ozone Park, New York following described land in the County of Cook, State of Illinois; to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.



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, forever.


This is not homestead property for the seller's spouse.

Permanent Real Estate Index Number(s): **20-34-117-018-0000**

Property Address: **8153 S. CALUMET AVENUE, CHICAGO, ILLINOIS 60619**

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		06-Sep-20	
	COUNTY:	30.	
	ILLINOIS:	60.	
	TOTAL:	90.	
20-34-117-018-0000   20230801601266   0-798-756-30			

REAL ESTATE TRANSFER TAX		06-Sep-2023	
	CHICAGO:	450.00	
	CTA:	180.00	
	TOTAL:	630.00 *	
20-34-117-018-0000   20230801601266   0-764-147-152			

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

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Dated: This 21<sup>st</sup> day of August, 2023.

Armando Ochoa  
ARMANDO OCHOA

STATE OF ILLINOIS            }  
COUNTY OF COOK            }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **ARMANDO OCHOA**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 21<sup>st</sup> day of August, 2023.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

My Commission Expires: 1/28/2028



**PREPARED BY:**  
JAMES P. ANTONOPOULOS  
ATTORNEY AT LAW  
5519 N. CUMBERLAND, #1009  
CHICAGO, ILLINOIS 60656

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**PIN: 20-34-117-018-0000**

LOT 20 IN BROWN'S SUBDIVISION OF BLOCK 13 IN SUBDIVISION BY THE HEIRS OF IRA WEBSTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1920 IN BOOK 162 OF PLATS, PAGE 38, AS DOCUMENT 6995788, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office