

UNOFFICIAL COPY

Doc#: 2331241081 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/08/2023 10:20 AM Pg: 1 of 2

Dec ID 20231001655405
ST/CO Stamp 1-234-315-216 ST Tax \$410.00 CO Tax \$205.00

WARRANTY DEED Tenants by the Entirety

Old Republic Title
2601 Southwest Highway
Oak Lawn, IL 60453

File No: 23160741

THIS INDENTURE WITNESSETH, that the Grantor(s) , James E. Bailey and Joyce R. Bailey, husband and wife, 7506 W Gunnison St, Harwood Heights, IL 60706 of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Antonina Ostapchuk and Olha Tsvyntarna, ~~husband and wife~~ (Grantee's Address) 2656 W Superior St, Chicago, IL 60612, ~~not as~~ Joint Tenants ~~or as Tenants in Common but as~~ 1/2 by the Entirety, the following described real estate, to-wit:

LOT 38 IN BLOCK 7 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR SUBDIVISION, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-12-422-038-0000

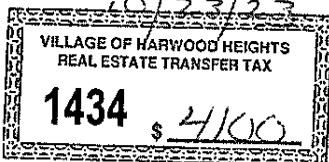
Address of Real Estate: 7506 W Gunnison St, Harwood Heights, IL 60706

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20 Day of October, 2023

James E. Bailey
James E. Bailey

Joyce R. Bailey
Joyce R. Bailey



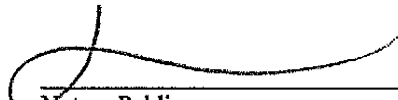
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STATE OF ILLINOIS)

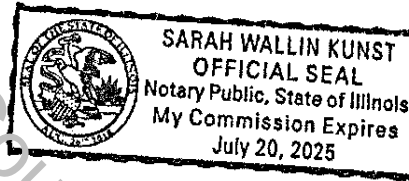
COUNTY OF KANE) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, James E. Bailey and Joyce R. Bailey, husband and wife, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 70 day of October, 2023



Notary Public



This Instrument was prepared by:
Sarah Kunst
Huck Bouma P.C.
1755 South Naperville Rd., Suite 200
Wheaton IL 60189

Future Tax Bills to
Antonina Ostapchuk
Olha Tsvintarna
7506 W. Gunnison St
Harwood Heights, IL 60706

After recording, return document to:
Antonina Ostapchuk
Olha Tsvintarna
7506 W. Gunnison St
Harwood Heights, IL 60706

REAL ESTATE TRANSFER TAX

3U-Oct-2023



COUNTY: 205.00
ILLINOIS: 410.00
TOTAL: 615.00

12-12-422-038-0000

| 20231001655405 | 1-234-315-216