

# UNOFFICIAL COPY

**PREPARED BY:**

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15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#. 2331313205 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2023 12:13 PM Pg: 1 of 2

Dec ID 20231001662482  
ST/CO Stamp 0-669-865-936 ST Tax \$142.00 CO Tax \$71.00

**MAIL TAX BILL TO:**

Yolanda Hopkins  
21460 Peterson Ave  
Sauk Village Il. 60411

**MAIL RECORDED DEED TO:**

21460 Peterson Ave  
Sauk Village Il.  
60411

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**WARRANTY DEED**

THE GRANTOR, Pavel Bragin Jr. and Snezhana Bragin, of 14978 SE Deer Haven Dr, Clackamas, OR 97015, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND WARRANT(S) to THE GRANTEE(S) Yolanda Hopkins, a single woman of 713 Red Oak Lane Apt 1, University Park, IL 60484, all right, title and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 7 (EXCEPTING THE EAST 71 FEET) IN BLOCK 1 IN SURREYBROOK SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1973 AS DOCUMENT 22296201, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 32-25-109-057-0000

**PROPERTY ADDRESS:** 21460 Peterson Avenue, Sauk Village, IL 60411


Subject, however, to the general taxes for the year 2023 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

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Warranty Deed - Continued

Dated this 10-16-23

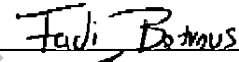
  
\_\_\_\_\_  
Pavel Bragin Jr

  
\_\_\_\_\_  
Snezhana Bragin

STATE OF Oregon )  
COUNTY OF Clackamas ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Pavel Bragin Jr and Snezhana Bragin, 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.

Given under my hand and notarial seal, this

  
\_\_\_\_\_  
Notary Public  
My commission expires: NOV 6th, 2026

Exempt under the provisions of paragraph \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date  
\_\_\_\_\_ Agent.

