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11/14/23, 11:28 AM

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Doc#: 2333341088 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/29/2023 11:17 AM Pg: 1 of 4

1 of 2 2336804

Dec ID 20231101672935
ST/CO Stamp 1-215-066-064 ST Tax \$165.00 CO Tax \$82.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

James J. Chovanec
28173 Chaparral Ave.
Taft, CA 93268

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Town of Cicero



Address: 5052 W 29TH PL	Real Estate Transfer Tax
Date: 11/14/2023	\$1,650.00
Stamp #: 2023-10038	Payment Type: Check
By: dramirez	Compliance #:
	2023-BDRTYZMK

(The Above Space for Recorder's Use Only)

THE GRANTOR James J. Chovanec, a single person, of 28173 Chaparral Ave., Taft, CA 93268 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Elmazovski Estates LLC, an Illinois limited liability company, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* of 14632 Homan Ave Midlothian, IL 60445

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

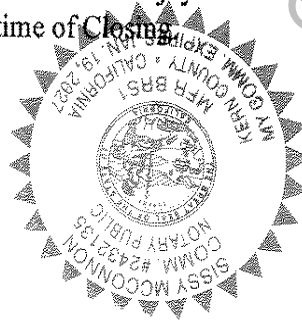
Permanent Index Number(s): 16-28-416-019-0000 and 16-28-416-018-0000
Property Address: 5052 West 29th Place, Cicero, IL 60804

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 14 day of November, 2023.

James J. Chovanec



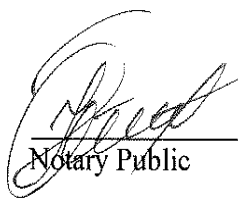
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11/14/23, 11:36 AM

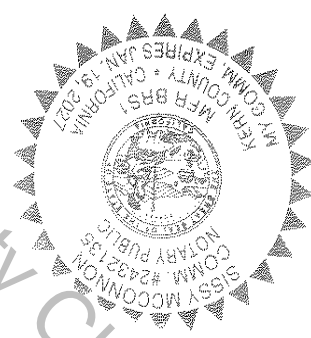
STATE OF CALIFORNIA)
) SS
COUNTY OF Kern)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James J. Chovanec 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 they signed, sealed and delivered in the instrument as 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 14 day of November, 2023.



Notary Public



THIS INSTRUMENT PREPARED BY
Daniel F. Hofstetter
Daniel F. Hofstetter, Ltd.
161 N. Clark Street, Suite 1600
Chicago, IL 60601

MAIL TO:

Maksimovich & Associates, P.C.
8643 Ogden Avenue
Lyons, IL 60534

SEND SUBSEQUENT TAX BILLS TO:

Elmazovski Estates LLC
5052 West 29th Place
Cicero, IL 60804

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EXHIBIT A LEGAL DESCRIPTION

LOTS 21 AND 22 IN BLOCK 8 IN JOHN CUDAHY'S MORTON PARK ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Kern)

On 11/14/2023 before me, Sissy McConnon, CA Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James Joseph Chovance
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: CA Gen. Acknowl.
Document Date: 11/14/2023 Number of Pages: 3
Signer(s) Other Than Named Above: The same signer

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer - Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: By himself

Signer's Name: _____
 Corporate Officer - Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____