

UNOFFICIAL COPY

Doc#: 2401033357 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2024 02:00 PM Pg: 1 of 4

Warranty Deed

Dec ID 20231201601574
ST/CO Stamp 1-595-299-888 ST Tax \$238.00 CO Tax \$119.00

ILLINOIS

Above Space for Recorder's Use Only

DAY-1027575

THE GRANTORS Bernardo Barradas, a single man Linsu Mendez Cabanas, divorced and not yet remarried, and Fernando Soto Divorced and not yet married of the City of Elgin, County of Cook, State of IL for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Serhiy Ryabtsev and Tetyana Novak as of 1204 Sterling Drive, Mundelein, Lake, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*As husband and wife

SUBJECT TO: General taxes for 2022, 2023 and subsequent years; Covenants, conditions, and restrictions of record, if any;

Permanent Real Estate Index Number(s): 06-18-103-012-0000

Address(es) of Real Estate: 867 Carl Avenue, Elgin, IL 60120

The date of this deed of conveyance is 1-3-2024 ~~12/29/2023~~.

Beb Bg
Bernardo Barradas

Linsu Mendez Cabanas
Linsu Mendez Cabanas

Fernando Soto
Fernando Soto

State of Illinois, County of McHenry ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bernardo Barradas, Linsu Mendez Cabanas, and Fernando Soto personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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.

(Impress Seal Here)
OFFICIAL SEAL
TERRY R EDWARDS
NOTARY PUBLIC, STATE OF ILLINOIS

(My Commission Expires on 10/28/24)

Given under my hand and official seal on 1-3-2024

[Signature]
Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:
867 Carl Avenue, Elgin, IL 60120

Legal Description:

LOT 85 IN PARKWOOD UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF GOVERNMENT LOT 1, OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SURVEY RECORDED NOVEMBER 30, 1970, AS DOCUMENT 21330185, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by
JD Huls & Associates
530 Rockland Road, Suite 400
Crystal Lake, IL 60014

Send subsequent tax bills to:
Serhiy Ryabtsev and Tetyana Movak
867 Carl Avenue
Elgin, IL 60120

Recorder-mail recorded document
to:
Shvartsman Law Offices
3400 Dundee Road
Ste 215
Northbrook, IL 60062

REAL ESTATE TRANSFER TAX

08-Jan-2024



COUNTY:	119.00
ILLINOIS:	238.00
TOTAL:	357.00

06-18-103-012-0000

| 20231201601574 | 1-595-299-888

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C

**CITY OF ELGIN
REAL ESTATE TRANSFER STAMP
APPLICATION FORM**

1/3/2024

Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # _____

Date Recorded: _____

**CITY OF ELGIN
REAL ESTATE
TRANSFER STAMP**

88586

CHECK APPROPRIATE BOX(ES)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single Family Resident | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Condo, Co-op, or Town Home | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> 2-3 Unit (Residential) | <input type="checkbox"/> Vacant Land |
| <input type="checkbox"/> 4 or More Unit (Residential) | <input type="checkbox"/> Other (Attach Description) |

INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to Transferstamp@cityofelgin.org

For additional information, please call 311 (in Elgin) or 847-931-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 867 Carl Avenue Street 60120 Zip Code

Permanent Property Index No.: 06181030120000

Date of Deed 12/27/2023 Type of Deed: Warranty

We hereby declare the above facts contained in this declaration to be true and correct.

GRANTOR

Bernardo Barradas and Linsu Mendez

Name

379 Dupage Street Apt. 1, Elgin IL 60120

Address, City, State, Zip

Signature

Date Signed

GRANTEE

Serhiy Ryabtsev

Name

1204 Sterling Drive, Mundelein, IL 60060

Address, City, State, Zip

Signature

Date of Signature

UNOFFICIAL COPY

PIN: 06-18-103-012-0000

LOT 85 IN PARKWOOD UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF GOVERNMENT LOT 1, OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SURVEY RECORDED NOVEMBER 30, 1970, AS DOCUMENT 21330185, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office