

239NW985077PK

Doc#. 2403106225 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2024 02:24 PM Pg: 1 of 3

Dec ID 20240101608844
ST/CO Stamp 0-386-313-264 ST Tax \$403.00 CO Tax \$201.50

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS (NAME AND ADDRESS)

Lidiia Andrukhiv and Nataliya Andrukhiv
1723 North 72nd Court
Elmwood Park, IL 60707

(The Above Space for Recorder's Use Only)

THE GRANTORS Lidiia Andrukhiv, divorced and not since remarried, and Nataliya Andrukhiv, a married woman, of 1723 North 72nd Court, Elmwood Park, IL 60707 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Angel F. Herrera, Jr. and Lucia P. Coria-Herrera, a married couple, of 1504 Oak Park Ave., Berwyn, IL 60402, not as joint tenants, nor as tenants in common but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 12-36-423-067-0000

Property Address: 1723 North 72nd Court, Elmwood Park, IL 60707

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.

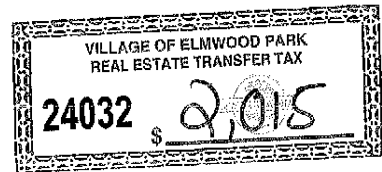
Dated this 17th day of January, 2024.

Lidiia Andrukhiv

Lidiia Andrukhiv

Nataliya Andrukhiv

Nataliya Andrukhiv*



*This is not a homestead property

UNOFFICIAL COPY

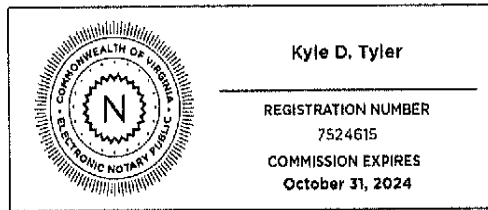
STATE OF Virginia)
) SS
COUNTY OF Loudoun)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Lidiia Andrukhiv** 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 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 17th day of January 2024.



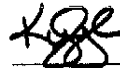
Notary Public



STATE OF Virginia)
) SS
COUNTY OF Loudoun)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Nataliya Andrukhiv** 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 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.

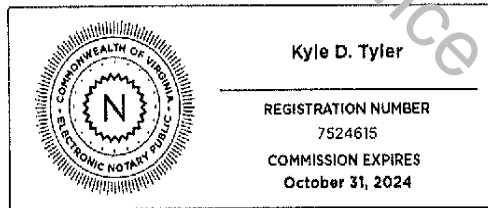
Given under my hand and notarial seal, this 17th day of January 2024.



Notary Public

Notarized online using audio-video communication

THIS INSTRUMENT PREPARED BY:
Marta Truskolaska
Truskolaska Law, LLC
1580 N. Northwest Hwy, Suite 312A
Park Ridge, IL 60068



MAIL TO:

Schlueter Law office
401 West Irving Park Road
Itasca, IL 60143

SEND SUBSEQUENT TAX BILLS TO:

Angel F. Herrera, Jr.
1723 North 72nd Court
Elmwood Park, IL 60707

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EXHIBIT A

LEGAL DESCRIPTION

LOT 10 IN BERN'S SUBDIVISION OF LOTS 1 AND 2 IN YASBICK PROPERTIES RESUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office