

# UNOFFICIAL COPY

A24-32880V  
**SPECIAL WARRANTY  
DEED**

*This instrument was prepared by:*  
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Demchenko Law, P.C.  
120 N. LaSalle St., Suite 950  
Chicago, IL 60602

Doc#: 2410624000 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/15/2024 9:07 AM Pg: 1 of 3

Dec ID 20240401673018

ST/Co Stamp 0-347-627-056 ST Tax \$1,000.00 CO Tax \$500.00

City Stamp 1-799-298-608 City Tax \$10,500.00

THE GRANTOR, **JURIJS SIPELSKIS**, a married man\*, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **JAMES PATRICK DEVINE** and **ANDREW ANDERSON DEVINE**, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

~~HUSBAND AND WIFE~~ **HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**

LOT 37 AND PART OF LOT 38 IN BLOCK 4 IN WINSLOW AND JACOBSEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 10 FEET EAST OF THE WEST BOUNDARY LINE AND 3 INCHES NORTH OF THE SOUTH BOUNDARY LINE OF SAID LOT 38, RUNNING THENCE SOUTH 3 INCHES; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 52 FEET; THENCE NORTH 8 INCHES, THENCE IN A STRAIGHT LINE IN A SOUTHEASTERLY DIRECTION 53 FEET; MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-01-218-044-0000

Address of Real Estate: 1331 N. Rockwell St., Chicago, IL 60621

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

\*This is not homestead property.

Dated this 8 day of April, 2024.

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GRANTOR:

*Jurijs Sipelskis*  
Jurijs Sipelskis


STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Jurijs Sipelskis, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth.



Given under my hand and seal, this 8th day of April, 2024.

*Ewa Sitek*  
Notary Public



REAL ESTATE TRANSFER TAX		11-Apr-2024
	CHICAGO:	7,500.00
	CTA:	3,000.00
	<b>TOTAL:</b>	<b>10,500.00 *</b>
16-01-218-044-0000   20240401673018   1-799-298-608		

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		11-Apr-2024
	COUNTY:	500.00
	ILLINOIS:	1,000.00
	<b>TOTAL:</b>	<b>1,500.00</b>
16-01-218-044-0000   20240401673018   0-347-827-056		

AFTER RECORDING, MAIL TO:

*Andrew Anderson Deino*  
1331 N. Redwell Street  
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:

*Andrew Anderson Deino*  
1331 N. Redwell Street  
Chicago, IL 60622

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## EXHIBIT "A" LEGAL DESCRIPTION

LOT 37 AND PART OF LOT 38 IN BLOCK 4 IN WINSLOW AND JACOBSEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 10 FEET EAST OF THE WEST BOUNDARY LINE AND 3 INCHES NORTH OF THE SOUTH BOUNDARY LINE OF SAID LOT 38, RUNNING THENCE SOUTH 3 INCHES; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 52 FEET; THENCE NORTH 8 INCHES, THENCE IN A STRAIGHT LINE IN A SOUTHEASTERLY DIRECTION 53 FEET; MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-01-218-044-0000

Commonly Known As: 1331 N. Rockwell St., Chicago, IL 60622

Property of Cook County Clerk's Office