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1305926006

WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
2338 W. Belmont Ave.
Chicago, IL 60618

Doc#: 1305926006 Fee: \$60.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2013 08:44 AM Pg: 1 of 2

THE GRANTORS, **BOHDAN TROJAN** and **NATALIA TROYAN**, as trustees of the Trojan Living Trust dated February 8, 2008, pursuant to the power and authority vested in them as said trustees, and **BORIS BEREJAN** and **MARIA BEREJAN**, husband and wife, of the City of Wilmington, County of New Hanover, State of North Carolina, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEE, **900 N RICHMOND INC.**, an Illinois corporation, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 15 IN BLOCK 13 IN CARTER'S RESUBDIVISION OF BLOCKS 1, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, AND 15 AND LOTS 2, 4 AND 5 IN BLOCK 17 IN CARTER'S SUBDIVISION OF BLOCK 1, 2, 3 AND 7 IN CLIFFORDS'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-01-314-022-0000

Address of Real Estate: 900 N. Richmond St., Chicago, IL 60622-4355

SUBJECT TO: general real estate taxes for the year 2012 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

TO HAVE AND TO HOLD said premises forever. This is not a homestead property.

DATED this ~~26th~~ ~~27th~~ ~~28th~~ ~~29th~~ ~~30th~~ ~~31st~~ day of ~~December~~ ~~January~~ ~~February~~ ~~March~~ ~~April~~ ~~May~~ ~~June~~ ~~July~~ ~~August~~ ~~September~~ ~~October~~ ~~November~~ ~~December~~, 2012.

Signature: [Signature]
Bohdan Trojan, as trustee of the Trojan Living Trust
dated February 8, 2008

Signature: Natalia Troyan
Natalia Troyan, as trustee of the Trojan Living Trust
dated February 8, 2008

REAL ESTATE TRANSFER	01/22/2013
CHICAGO:	\$487.50
CITY:	\$195.00
TOTAL:	\$682.50



16-01-314-022-0000 | 20130101602862 | PCAT2Z

REAL ESTATE TRANSFER	01/22/2013
COOK	\$32.50
ILLINOIS:	\$65.00
TOTAL:	\$97.50



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2/28/2013

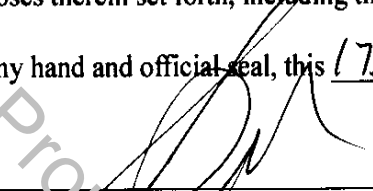
80% interest
As to
50% interest

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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 Bohdan Trojan and Natalia Troyan, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed 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.

Given under my hand and official seal, this 17th day of December, 2012.




Notary Public



Signature: 

Boris Berejan

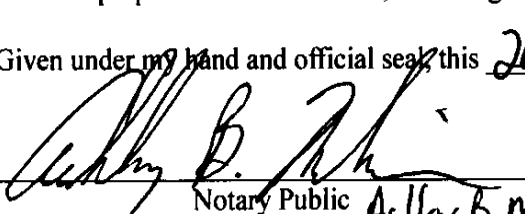
Signature: 

Maria Berejan

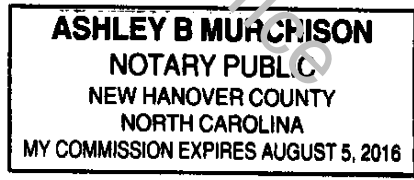
STATE OF NORTH CAROLINA)
) SS.
COUNTY OF NEW HANOVER)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Boris Berejan and Maria Berejan, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed 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.

Given under my hand and official seal, this 26th day of December, 2012.



Notary Public Ashley B. Murchison



MAIL TO:
900 N RICHMOND INC.
2052 W. NORTH AVE., UNIT C
CHICAGO, IL 60647

SEND SUBSEQUENT TAX BILLS TO:
900 N RICHMOND INC.
2052 W. NORTH AVE., UNIT C
CHICAGO, IL 60647.