

# UNOFFICIAL COPY



## WARRANTY DEED

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

Doc#: 1435634021 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/22/2014 09:30 AM Pg: 1 of 3

THE GRANTOR, **VALENTINA HOUSE, INC.**, an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, **MOHAMMAD BITAR**, an unmarried man, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Numbers: 16-01-424-004-0000

Address of Real Estate: 843 North California Avenue, Unit 2, Chicago, Illinois 60622.

SUBJECT TO: general real estate taxes for the year 2014 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

DATED this 15<sup>th</sup> day of December, 2014.

VALENTINA HOUSE, INC.  
an Illinois corporation

By: \_\_\_\_\_

Oleh Kurylo, Its President

ARM  
A14-2271A

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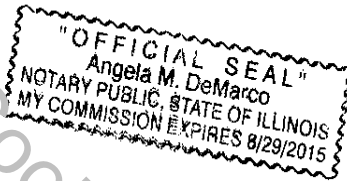
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STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Oleh Kurylo, the President of VALENTINA HOUSE, INC, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto, pursuant to authority given by the unanimous consent of shareholders of said corporation, as his free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 15<sup>th</sup> day of December, 2014.

*Angela M. DeMarco*  
 \_\_\_\_\_  
 Notary Public



REAL ESTATE TRANSFER TAX		18-Dec-2014
	<b>CHICAGO:</b>	2,767.50
	<b>CTA:</b>	1,107.00
	<b>TOTAL:</b>	3,874.50

16-01-424-004-0000 | 20141201651769 | 0-657-648-256

REAL ESTATE TRANSFER TAX		18-Dec-2014
	<b>COUNTY:</b>	184.50
	<b>ILLINOIS:</b>	369.00
	<b>TOTAL:</b>	553.50

16-01-424-004-0000 | 20141201651769 | 1-737-403-008

**AFTER RECORDING, MAIL TO:**

*Jodi Robinson-Berezin*  
 \_\_\_\_\_  
 1790 Nations Dr #202  
 \_\_\_\_\_  
 Gurnee, IL 60031  
 \_\_\_\_\_

**SEND SUBSEQUENT TAX BILLS TO:**

*Melissa Bita*  
 \_\_\_\_\_  
 843 N. California Ave. #2  
 \_\_\_\_\_  
 Chicago, IL 60622  
 \_\_\_\_\_

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## EXHIBIT "A" LEGAL DESCRIPTION

UNIT NUMBER 2 AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 AS AN L.C.E. IN THE 843 N. CALIFORNIA CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 40 IN BLOCK 3 IN TAYLOR AND CANDA'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED ~~IS ATTACHED~~ AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1434919068, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS;

Property Index Numbers: 16-01-424-004-0000;

Address of Real Estate: 843 North California Avenue, Unit 2, Chicago, Illinois 60622.

Property of Cook County Clerk's Office