

# UNOFFICIAL COPY

## WARRANTY DEED STATUTORY (ILLINOIS) (BUSINESS TO BUSINESS)

THE GRANTOR, 3464 KNOX, LLC of 9696 W. Foster Ave, Chicago, State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: EDNA HOLDINGS, LLC, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 1623555118 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/22/2016 10:32 AM Pg: 1 of 2

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Numbers:

13-22-309-057-0000

Address of Real Estate: 3464 N. KNOX AVENUE  
CHICAGO, IL 60641

PTC 24471  
10720

(above space for recorder only)

SUBJECT TO THE FOLLOWING: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

In Witness Whereof, said Grantor has caused his name to be signed to these presents this 15<sup>TH</sup> day of AUGUST, 2016.

3464 KNOX, LLC

By:

Henry Elizar

Its: Managing Member

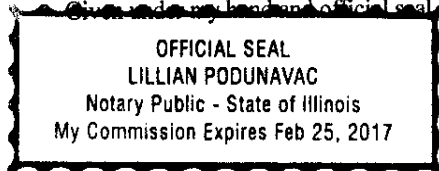
State of Illinois)

) ss

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that HENRY ELIZAR, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal this 15<sup>TH</sup> day of AUGUST, 2016.



*Lillian Podunavac*  
Notary Public

This Instrument was prepared by COZEN O'CONNOR, 33 S. 6<sup>th</sup> STREET STE. 4640, MINNEAPOLIS, MN 55402.

#### Mail to:

Cambi Cann  
Law Offices of Cambi L. Cann, P.C.  
22 West Washington, Suite 1500  
Chicago, Illinois 60602

#### Send subsequent tax bills to:

Elvin Shtayner  
EDNA Holdings, LLC  
3464 N. Knox Ave  
Chicago, IL 60641

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## LEGAL DESCRIPTION

Property commonly known as:


3464 N. KNOX AVENUE  
CHICAGO, IL 60641

Cook County



The land referred to in this Commitment is described as follows:

LOTS 1, 2, 3, 4, 5, 6, AND 7 ALL IN BLOCK 2 IN E.L. SMITH'S ADDITION TO IRVING PARK, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE 5 ACRES DEFINED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT THENCE SOUTH ON THE EAST LINE OF SAID TRACT 1320 FEET THENCE WEST 165 FEET THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID TRACT 1320 FEET, THENCE EAST 165 FEET TO THE POINT OF BEGINNING) IN SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-22-309-052-0000

REAL ESTATE TRANSFER TAX		16-Aug-2016
	CHICAGO:	4,800.00
	CTA:	1,920.00
	TOTAL:	6,720.00 *

13-22-309-052-0000 | 20160801645602 | 1-195-668-288  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		16-Aug-2016
	COUNTY:	320.00
	ILLINOIS:	640.00
	TOTAL:	960.00

13-22-309-052-0000 | 20160801645602 | 0-826-889-024