

# UNOFFICIAL COPY

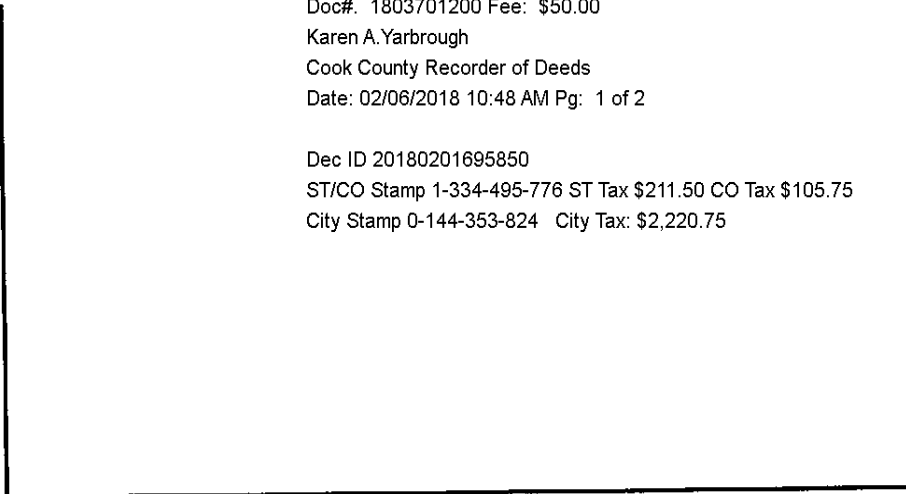


Chicago Title Insurance Company  
Warranty DEED  
ILLINOIS STATUTORY

Doc#: 1803701200 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/06/2018 10:48 AM Pg: 1 of 2

Dec ID 20180201695850  
ST/CO Stamp 1-334-495-776 ST Tax \$211.50 CO Tax \$105.75  
City Stamp 0-144-353-824 City Tax: \$2,220.75

Chicago Title (L) 17psa340026lp CSC 2 of 4



Property of Cook County Clerk's Office

*a married man,*

THE GRANTOR(S), Rostislav Ceava Kats, of the City of New York, County of New York City, State of New York, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and Warrant(s) to Matthew Moreno (Grantee's Address) 920 Westcott, 537, Houston, Texas, 77007 of the County of Harris, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 310 IN 2800 NORTH ORCHARD CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 24 IN L.S. WARNER'S SUBDIVISION OF LOTS 17 AND 18 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 14 (EXCEPT THAT PART OF SAID LOT WHICH LIES EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF N. ORCHARD STREET, BEING THE EAST 18 FEET OF SAID LOT) AND ALL OF LOTS 15 AND 16 IN L.J. HALSEY'S SUBDIVISION OF LOT 9 IN BICKERDIKE AND STEELE'S SUBDIVISION AFORESAID, TOGETHER WITH LOTS 3, 4 AND 5 IN ABBOTT'S SUBDIVISION OF THE WEST PART OF THE SOUTH 1/2 OF LOT 10 IN BICKERDIKE AND STEELE'S SUBDIVISION AFORESAID, TOGETHER WITH THE PRIVATE ALLEY SOUTH AND SOUTHWESTERLY OF AND ADJOINING SAID LOT 3 AS CREATED BY AND AS DESIGNATED ON PLAT OF ABBOTT'S SUBDIVISION RECORDED IN THE RECORDER'S OFFICE ON MARCH 10, 1884 AS DOCUMENT 529937, IN BOOK 10, PAGE 86, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 2002 AS DOCUMENT NUMBER 020635931, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. *This is not homestead property.*

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2018

*2nd installment*

Permanent Real Estate Index Number(s): 14-28-115-089-1071

Address of Real Estate: 2800 N Orchard St Apt 310, Chicago, IL, 60657

Dated this 2 day of February, 2018

Rostislav Ceava Kats by  
*[Signature]*  
Rostislav Ceava Kats his agent

*[Handwritten mark]*

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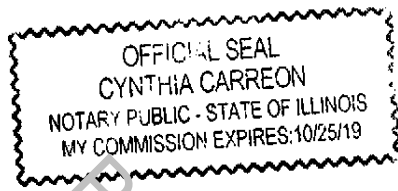
STATE OF ILLINOIS, COUNTY OF Cook ss.

Emily Kresse as agent  
FOR ↓

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rostislav Ceava Kats personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me

this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 2nd day of January, 2018



Cynthia Carreon  
(Notary Public)

Prepared By: The Kresse Group, 1427 N Leavitt Chicago, IL 60622

Mail To: Matthew S. Moreno  
920 Westcott, 537, Houston, Texas, 77007

Name and Address of Taxpayer:  
Matthew Moreno  
~~2800 N Orchard St Apt 310, Chicago, IL, 60657~~  
920 Westcott St. #537  
Houston, Texas 77007

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