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19025161220

SPECIAL WARRANTY DEED

733819 1/2

Mail Original To:

Vasilii Neteda
2654 N Leclair Ave
Chicago, IL 60639

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

Doc# 1902516122 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2019 01:06 PM PG: 1 OF 4

Mail Tax Bill To:

Vasilii Neteda
2654 N Leclair Ave
Chicago, IL 60639

THE GRANTOR, **ESALC II, Inc.**, a corporation organized under the laws of the State of Illinois, of the City of Chicago, County of Cook, State of Illinois, pursuant to authority granted by its Board of Directors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS, WARRANTS and SELLS to the GRANTEE, **VASILII NETEDA, of 2654 N Leclair Avenue, Chicago, Illinois** all interest in the following described real estate to-wit:

LOT 21 IN MCCHESENEY'S HYDE PARK HOMESTEAD SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-22-228-037-0000

ADDRESS: 6640 S Champlain Street, Chicago, IL 60637

SAID CONVEYANCE is made subject to real estate taxes not yet due and payable, covenants, conditions, restrictions, existing tenancies, and easements appearing of record against the above described property.

AND THE SAID Grantor does hereby covenant to the Grantee herein that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charges, except as herein recited; and that said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

In Witness Whereof, the undersigned, as authorized officer of the Grantor have set his/her hand and seal this 15th day of January 2019.

ESALC II, Inc.

By: FLORIN CLIM
President

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SC
INT

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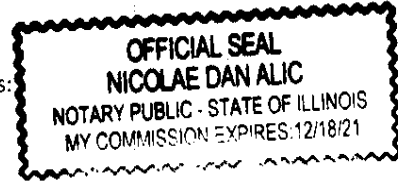
The undersigned, a notary public in and for the above county and state, certifies that FLORIN CLIM, in his stated capacity as authorized officer and president of the Grantor, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing and delivering the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of January 2019.



Notary Public

My commission expires:



This Document has been prepared by:

Dan Alic
Law Office of Dan Alic
4848 N Damen, Chicago, IL 60625
773.989.4848

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

22-Jan-2019



CHICAGO:

1,050.00

CTA:

420.00

TOTAL:

1,470.00 *

20-22-228-037-0000 | 20190101678298 | 1-780-564-384

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

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REAL ESTATE TRANSFER TAX

22-Jan-2019



COUNTY:	70.00
ILLINOIS:	140.00
TOTAL:	210.00

20-22-228-037-0000

| 20190101673298 | 1-171-300-768