

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

Doc#: 2005508314 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/24/2020 11:03 AM Pg: 1 of 4

Dec ID 20200201620752  
ST/CO Stamp 0-022-308-704 ST Tax \$820.00 CO Tax \$410.00  
City Stamp 2-087-260-000 City Tax: \$8,610.00

**FIRST AMERICAN TITLE**  
**FILE #** 3011532

Preparer File: 3011532  
FATIC No.:

THE GRANTOR, 3711 N CHRISTIANA LLC, a limited liability company created and existing under and by virtue of the laws of the State of and duly authorized to transact business in the state of , for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to JOHN P ASTORINA, ROSE M. ASTORINA and NICOLINA ASTORINA, of 1705 W Le Moyne St., Chicago, of the County of Cook, State of Illinois , the following described Real Estate situated in the County of Cook in the State of IL, to wit:  
**\* AS JOINT TENANTS**

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO the following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyers; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or declaration and bylaws, if any and general real estate taxes not yet due and payable at the time of closing

Permanent Real Estate Index Number(s): 13-23-223-018-0000

Address(es) of Real Estate: 3711 N CHRISTIANA  
CHICAGO, IL 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its , this:

20<sup>th</sup> day of February, 202020

3711 N CHRISTIANA LLC

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

James Derick Crews, a duly authorized member



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STATE OF ILLINOIS, COUNTY OF Illinois SS

*James Derrick Crews*

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, personally known to me to be the of the 3711 N CHRISTIANA LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 20<sup>th</sup> day of February, 2020.



*[Signature]*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Michael Simon  
1515 West Lunt  
Chicago, IL 60626

Mail to: *Bradford Miller Law*  
*10 S. LaSalle #2920*  
*Chicago, IL 60603*

Name and Address of Taxpayer:  
*John and Rose Astorina*  
*3711 N. Christiana*  
*Chicago, IL 60618*

*Office of Cook County Clerk's Office*



EXHIBIT A

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## LEGAL DESCRIPTION

Legal Description: LOT 35 IN ECKHART THON'S SUBDIVISION OF BLOCK 1 OF BICKERDIKE'S SECOND ADDITION TO IRVING PARK IN THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-23-223-018-0000 (Vol. 351)

Property Address: 3711 N Christiana, Chicago, Illinois 60618

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