

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

215702446ND

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Doc#: 2125907579 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/16/2021 01:09 PM Pg: 1 of 2

Dec ID 20210901665075  
ST/CO Stamp 0-918-519-568 ST Tax \$2,090.00 CO Tax \$1,045.00  
City Stamp 0-257-949-840 City Tax: \$21,945.00

THE GRANTORS, VALERY VASILYEV, a single man, and ANNA TRUNOVA, a single woman, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto GRANTEE, 1246 ARTESIAN LLC,

\*\*Strike Inapplicable

- (a) ~~as Tenants in Common~~
- (b) ~~not as Tenants in Common, but as Joint Tenants~~
- (c) ~~husband and wife, as Tenants by the Entirety~~

(GRANTEE'S ADDRESS) of 1 W. Superior Street, Chicago, Illinois 60654, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 5 IN BLOCK 7 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number(s): 16-01-228-022-0000  
Address of Real Estate: 1246 N. Artesian Avenue, Chicago, Illinois 60622

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** General real estate taxes not yet due and payable; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; building lines and easements.

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Dated this 3<sup>rd</sup> day of September, 2021

Grantor:

Grantor:

VALERY VASILYEV

ANNA TRUNOVA

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT VALERY VASILYEV, a single man, and ANNA TRUNOVA, a single woman, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 3<sup>rd</sup> day of September, 2021.

Notary Public

Prepared By: R. Anthony DeFrenza, Esq.  
DEFRENZA MOSCONI, PC  
707 Skokie Boulevard, Suite 410  
Northbrook, Illinois 60062

Mail To: Adrienne Shreffler, Esq.  
ATTORNEY AT LAW  
4653 N. Milwaukee Avenue  
Chicago, Illinois 60630

Taxpayer: ~~1246 Artesian LLC  
1246 N. Artesian Avenue  
Chicago, Illinois 60622~~

540 N Dearborn ST  
Unit 10356  
Chicago, IL 60610

