

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 2126646082 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/23/2021 11:22 AM Pg: 1 of 5

MAIL TO:

4939 N Ridgeway Ave
Chicago
IL 60625

Dec ID 20210901664510
ST/CO Stamp 1-846-112-016 ST Tax \$388.00 CO Tax \$194.00
City Stamp 1-280-732-944 City Tax: \$4,074.00

TAX BILL TO:

Same as above

THE GRANTOR: **UVEN PROPERTIES LLC**, an Illinois Limited Liability Company, and **Ivan Lozynskyi**, as tenants in common, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to THE GRANTEES **Sajid Baddu and Roshan Amanji**, husband & wife *, of 5107 Springfield Ave, Apt B, Chicago, IL 60625, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

* AS tenants by the entirety

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2021 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any ; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: **13-11-318-007-0000**

PROPERTY ADDRESS: **4939 N. Ridgeway Ave, Chicago, IL 60625**

. This is not homestead property.

DATED THIS 21 DAY OF August, 2021.

[Signature]
Viktor Kniazevich, not personally but as Manager
of UVEN PROPERTIES LLC

[Signature]
Ivan Lozynskyi

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Viktor Kniazevich, Manager of UVEN PROPERTIES LLC, and Ivan Lozynskyi, are 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.

Given under my hand and official seal this 31 DAY OF August, 2021.

Commission expires 07/12/2025

Wojciech Malyszko
NOTARY PUBLIC



PREPARED BY:
Alija M. Sroka & Associates, P.C
Attorney at Law
7742 W Higgins Rd. Unit C102
Chicago, Illinois 60631

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LEGAL DESCRIPTION

LOT 14 IN LARS JOHNSON'S SUBDIVISION OF THE SOUTH 2 ACRES OF THE NORTH 6 ACRES OF THE WEST 8 ACRES OF THE WEST 16 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST QUARTER IN SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 138 FEET OF THE SOUTH 1/3 OF THE NORTH 3/4 OF THE EAST 52 ACRES, ALL IN SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

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CHICAGO: 2,910.00
CTA: 1,164.00
TOTAL: 4,074.00 *

13-11-318-007-0000 | 20210901664510 | 1-280-732-944

Total does not include any applicable penalty or interest due.

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|--|------------------|--------|
|  | COUNTY: | 194.00 |
|  | ILLINOIS: | 388.00 |
| | TOTAL: | 582.00 |
| 13-11-318-007-0000 20210901664510 1-846-112-016 | | |