

UNOFFICIAL COPY

Doc#: 2205317020 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2022 10:16 AM Pg: 1 of 2

Dec ID 20220201621850
ST/CO Stamp 1-903-077-776 ST Tax \$239.50 CO Tax \$119.75
City Stamp 1-836-083-600 City Tax: \$2,514.75

1/2
220161901901

Warranty Deed Statutory (Illinois)

The GRANTOR, IZ HOLDINGS, LLC - CONDO, an Illinois series limited liability company, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

+ Christina Widener,

ANDREW ~~AND~~ NAFZIGER, of 1007 N. California Ave., Apt.#2F, Chicago, IL 60622

Husband + wife, as tenants by the entirety

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit Number 401 in 3249 West Hirsch Street Condominium, as delineated on Plat of Survey of the following described tract of land: Lot 31 in Block 1 in Weage, Eberhart and Bartlett's Subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded February 5, 2007 as Document Number 0703615043, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

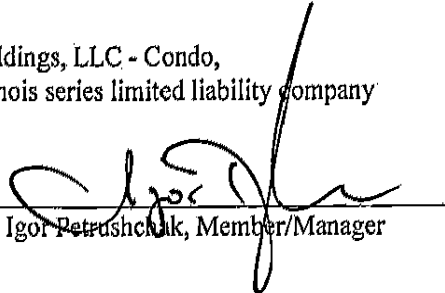
SUBJECT TO: General real estate taxes for 2021 and subsequent years.

Permanent Real Estate Index Number(s): 16-02-219-039-1004

Address(es) of Real Estate: 3249 W. Hirsch St., Unit 401, Chicago, IL 60651

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 11th day of February, 2022.

IZ Holdings, LLC - Condo,
an Illinois series limited liability company

By: 
Igor Petrushchuk, Member/Manager

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State of Illinois)
)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Igor Petrushchak, personally known to me to be the Member/Manager of IZ Holdings, LLC-Condo, an Illinois series limited liability company, and personally 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 that as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his 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.

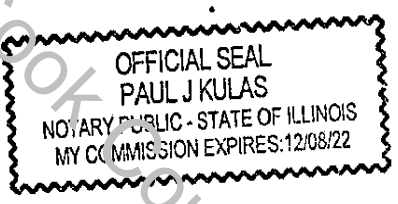
Given under my hand and seal, this 11th day of February, 2022.

Commission expires: 12-8-2022



Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, IL 60622



After recording mail to:

Steven Parise, Esq.
3333 Warrenville Rd., Suite 200
Lisle, IL 60532

Send subsequent tax bills to:

Andrew Nafziger + Christina Widener
3249 W. Hirsch St., Unit 401
Chicago, IL 60651

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