

# UNOFFICIAL COPY



Chicago Title Insurance Company

## Warranty DEED ILLINOIS STATUTORY

Doc#: 2205906143 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/28/2022 10:52 AM Pg: 1 of 3

Dec ID 20220201628324  
ST/CO Stamp 0-662-370-704 ST Tax \$578.00 CO Tax \$289.00  
City Stamp 0-774-699-408 City Tax: \$6,069.00

THE GRANTOR(S), USNA PROPERTIES GROUP LLC, an Illinois Limited Liability Company, of the City of Northbrook, County of Cook, State of IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BRANDON DAVIS, an Illinois resident, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto

and Brandi Davis, as Tenants

By THE ENTIRETY

### **SUBJECT TO:**

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; and general real estate taxes not due and payable at the time of Closing.

This property is not Homestead Property.

Permanent Real Estate Index Number(s): 25-18-406-007-0000

Address(es) of Real Estate: 11013 S. Longwood Dr., Chicago, IL, 60643-4011

Dated this 24<sup>th</sup> day of February, 2022

USNA PROPERTIES GROUP LLC

By: 

Alexander Drapatsky, Manager

Chicago Title  
ST 03755NB  
1 of 2

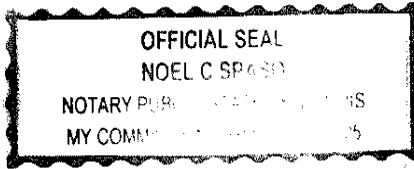
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STATE OF ILLINOIS,

COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alexander Drapatsky, Manager of USNA Properties Group LLC, personally known to me to be the same person(s) whose name(s) 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 24th day of February, 2022



*Noel C Spaso* (Notary Public)  
OFFICIAL SEAL  
NOEL C SPASO  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 6/6/2025

**Prepared By:** Alexander Drapatsky, Esq.  
Astor Law Group P.C.  
555 Skokie Blvd., Ste. 500  
Northbrook IL 60062

**Mail To:**

Brandon Davis  
11013 S. Longwood Dr.  
Chicago IL 60643-4011

**Name & Address of Taxpayer:**

Brandon Davis  
11013 S. Longwood Dr.  
Chicago IL 60643-4011

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## EXHIBIT A

**LEGAL DESCRIPTION**  
**11013 S. Longwood Dr.**

LOT (3) IN THE SUBDIVISION OF LOT TWELVE (12) IN BLOCK FIFTEEN (15) OF WASHINGTON HEIGHTS, A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION EIGHTEEN (18), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

PIN: 25-18-406-007-0000

Property of Cook County Clerk's Office