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WARRANTY DEED

Statutory (ILLINOIS)

Doc#: 2208118306 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/22/2022 09:48 AM Pg: 1 of 5

MAIL TO:

Laura Deger + Corey Weinberg
5252 N Liano Ave
Chicago, IL 60630

Dec ID 20220201621573

ST/CO Stamp 2-094-640-528 ST Tax \$448.00 CO Tax \$224.00

City Stamp 0-414-494-096 City Tax: \$4,704.00

TAX BILL TO:

Laura Deger + Corey Weinberg
5252 N Liano Ave
Chicago, IL 60630

THE GRANTOR: **UVEN Properties LLC**, an Illinois Limited Liability Company, and **Hutorok Management LLC**, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to THE GRANTEE **Corey Weinberg and Laura Deger, Husband and Wife**, of 5252 N Liano Ave, Apt 3, Chicago, IL 60625, **joint tenants** but as **tenants by the entirety**, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

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: **13-09-133-030-0000**

PROPERTY ADDRESS: **5252 N. Liano Ave, Chicago, IL 60630**

. This is not homestead property.

DATED THIS 7 DAY OF March, 2022.

Viktor Kniazevich
Viktor Kniazevich, not personally but as Manager
of UVEN Properties LLC

Eduard Khutornyy
Eduard Khutornyy, not personally but as Manager
of Hutorok Management LLC

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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 and Eduard Khutornyy, 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 4 DAY OF March, 2022.

Commission expires 07/12/2025.

[Signature]
NOTARY PUBLIC



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

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LEGAL DESCRIPTION

LOT 62 IN KINSEY'S JEFFERSON PARK SUBDIVISION NUMBER 2 IN THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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CHICAGO:	3,360.00
CTA:	1,344.00
TOTAL:	4,704.00 *

13-09-133-030-0000 | 20220201621573 | 0-414-494-096

Total does not include any applicable penalty or interest due.

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		COUNTY:	224.00
		ILLINOIS:	448.00
		TOTAL:	672.00
13-09-133-030-0000		20220201621573	2-094-640-528