

# UNOFFICIAL COPY

22 NW 71484310S  
1/2 TKRM

Doc#: 2213307138 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/13/2022 10:23 AM Pg: 1 of 2

## WARRANTY DEED

Dec ID 20220401697743  
ST/CO Stamp 0-389-965-712 ST Tax \$115.00 CO Tax \$57.50  
City Stamp 1-732-142-992 City Tax: \$1,207.50

THE GRANTOR, NOSEK CONSULTING, LLC, 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 AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ARACELY VENTURA,\* 4440 North Central Avenue, Unit GE, Chicago, Illinois 60630, the following described Real Estate situated in Cook County, State of Illinois, to wit:

\*an unmarried woman

SEE ATTACHED LEGAL DESCRIPTION

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through buyer; all special government taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

Permanent Index Number: 13-17-232-055-1002

Property Address: 4440 North Central Avenue, Unit GE, Chicago, Illinois 60630

This is not a Homestead Property.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member/Manager this 24<sup>th</sup> day of April 2022.

NOSEK CONSULTING, LLC

By: [Signature]  
Evan Nosek, Member/Manager

State of Illinois )  
                          ) SS  
County of Cook )

I, John M. Brom, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Evan Nosek is personally known to me to be Member/Manager of NOSEK CONSULTING, LLC and is 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 he signed, sealed and delivered the said instrument pursuant to authority given by NOSEK CONSULTING, LLC as his and its free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of April 2022.

Commission expires August 15, 2022.

[Signature]  
Notary Public

This instrument was prepared by John M. Brom, Esq., 821 Mason Drive, La Grange, Illinois 60525

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO: ARACELY VENTURA  
4440 NORTH CENTRAL AVENUE  
UNIT GE  
CHICAGO, ILLINOIS 60630



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## LEGAL DESCRIPTION

UNIT G-E IN THE 4440 NORTH CENTRAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 8.34 FEET OF LOT 7, ALL OF LOT 8 AND THE NORTH 8.33 FEET OF LOT 9 IN BRITIGAN'S 2<sup>ND</sup> ADDITION TO PORTAGE PARK IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 2002 AS DOCUMENT NO. 0030159551 AND AS AMENDED BY AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 28, 2003 AS DOCUMENT NO. 0030286911, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 13-17-232-055-1002

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Property of Cook County Clerk's Office