

UNOFFICIAL COPY

WARRANTY DEED

1L2200276Z

MAIL TO:

Peter Certo Corp.
P.O Box 380
West Seneca NY 14224

Doc#: 2227601280 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/03/2022 02:04 PM Pg: 1 of 2

Dec ID 20220901638795
ST/CO Stamp 0-387-010-128 ST Tax \$229.00 CO Tax \$114.50
City Stamp 1-753-534-032 City Tax: \$2,404.50

GRANTOR, Valeri A. Startsev, married, of 500 Westover Dr., #6665, Sanford, NC 27330, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEE, Peter Certo Corporation, a New York corporation, of PO Box 380, West Seneca, NY 14224, the following described real estate situated in the County of Cook in State of Illinois to-wit:

UNIT 705 IN 336 WELLINGTON ASSOCIATION CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL): THE EAST 50 FEET OF THE WEST 270 FEET, AND THE EAST 60 FEET OF THE WEST 220 FEET OF LOT 3 IN THE SUBDIVISION OF LOTS 2 AND 3 AND ACCRETIONS IN LAKE FRONT ADDITION IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE ENTERED IN CASE NO. 256886 IN CIRCUIT COURT OF COOK COUNTY, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF LOTS 2 AND 3 RECORDED SEPTEMBER 6, 1912 AS DOCUMENT 5038117 IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 77855 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22640043, TOGETHER WITH AN UNDIVIDED 1.115 PERCENT INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-28-202-018-1100

Property Address: 336 W. Wellington Ave., Unit 705, Chicago, IL 60657

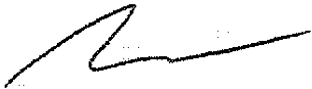
SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

TO HAVE AND TO HOLD said premises forever.

[Signature Page follows]

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DATED this 9 day of Sept, 2022



Valeri Startsev

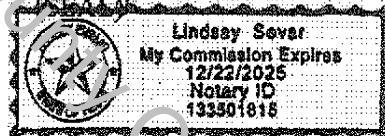


Maria Startsev, for purposes of waiving homestead

STATE OF TEXAS)
) SS.
COUNTY OF DENTON)

I, the undersigned, a Notary Public in and for the location aforesaid DO HEREBY CERTIFY that the above-named persons, Valeri Startsev and Maria Startsev, 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 said instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 9th September 2022



This document prepared by:
Mitchell Koelner
Bielski Chapman, Ltd
123 N. Wacker Dr., Suite 2300
Chicago IL 60606

Send future tax bill to:
Peter Certo Corporation
PO Box 380
West Seneca, NY 14224