UNOFFICIAL CORY

Doc# 2233929033 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/05/2022 02:41 PM PG: 1 OF 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

John Mantas 1300 W. HIGGIUS Rd SUME 310 Part Ridse, IL boods

MAIL REAL ESTATE TAX BILL TO: Elafonisi EVE TL,

1834 wite Forest Ed # 6222 Winsten-Salon, NC 27109

THE GRANTOR: 2448 N Albany (1.2), an Illinois Limited Liability Company, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Elafonisi II, LLC, an Illinois Limited Liability Company, married, as tenants by the entirety, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

2448 N. Albany Ave., Chicago, IL 60647

PIN: 13-25-325-021-0000

Hereby releasing and waiving all rights under and by virtue of the no nestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Organices; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pips or other conduit.

Chicago Title 72 55 022537943 FOFZ FUS

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DATED this <u>ププ</u>	day of November, 2022.
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2448 N Albany LLC, an Illinois Limited

Liability Company

By: Oleksandr Zatvornitsky, Manager

STATE OF <u>ILLin'O'S</u>)
)SS
COUNTY OF COOK
)

I, the undersigned, a Notary Ablic, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Oleksandr Zarvornitsky**,, personally known to me to be the same person whose name is subscribed to the lore going instrument, appeared before me this day in person and individually acknowledged that it ais he signed and delivered the said instrument as his/her 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

~ ~ ~ ~

day of November, 2022.

Notar, Fublic

NAME AND ADDRESS OF PREPARER:

Dean J. Lurie Attorney at Law 1 E. Wacker Dr., Suite 2610 Chicago, IL 60601

OFFICIAL SEAL
DEAN J LURIE
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Oct. 21, 2027

REAL ESTATE	TRANSFER TA	x	02-Dec-2022
A COMME	The state of the s	COUNTY:	1,057.50
		ILLINOIS:	2,115.00
	(3)	TOTAL:	3,172.50
13-25-325	021-0000	20221101601108	1-549-227-344

	TAY	02-Dec-2022
REAL ESTATE TRAN	CHICAGO:	15,862.50
E A	CTA:	6.345.00
	TOTAL:	22,207.50
0000		0-475-485-520

13-25-325-021-0000 | 2022 | 101001100 |
* Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

Order No.: 22SS0225379LP

For APN/Parcel ID(s): 13-25-325-021-0000

LOT 9 IN BLOCK 5 IN THE SUBDIVISION OF LOTS 4 AND 6 IN THE COUNTY CLERKS DIVISION FTH. FAST C. OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.