



Doc# 2235434016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/20/2022 09:48 AM PG: 1 OF 3



THE GRANTOR(S), Daniel Huschen and Meghan Huschen, husband and wife, of Chicago, Cook County, Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) in hand paid, CONVEY(S) to 4451 N Christiana LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 38 IN BLOCK 3 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE SOUTH 665.6 FEET OF THE EAST HALF OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: all encumbrances of record

Permanent Real Estate Index Number(s): 13-14-226-002-0000

Address(es) of Real Estate: 4451 N. Christiana Avenue, Chicago, IL 60625

Dated this 5th day of August, 2022

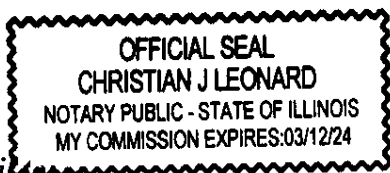
[Signature]
Daniel Huschen

[Signature]
Meghan Huschen

County-Illinois transfer stamps exempt under provisions of paragraph e Section 31-45, Real Estate Transfer Tax Law.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel Huschen, 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 as his 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 5th day of AUGUST, 2022



[Signature] (Notary Public)

Prepared By/Mailed By:
Sidor Law, Ltd.
1303 W. Heather Ln.
Arlington Heights, Illinois 60005

Name & Address of Taxpayer:
4451 N. Cristiana LLC
6130 N. Christiana Avenue
Chicago, Illinois 60659

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX



COUNTY:	20-Dec-2022	0.00
ILLINOIS:		0.00
TOTAL:		0.00

13-14-226-002-0000

| 20221201616803 | 1-479-148-366

REAL ESTATE TRANSFER TAX



CHICAGO:	20-Dec-2022	0.00
CTA:		0.00
TOTAL:		0.00 *

13-14-226-002-0000 | 20221201616803 | 1-373-592-912

* Total does not include any applicable penalty or interest due.

OFFICIAL SEAL
 CHRISTIAN J LEONARD
 CLERK OF THE BOARD OF SUPERVISORS
 COOK COUNTY, ILLINOIS

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her agent affirms that, to the best of her knowledge, the name of the Grantor shown on the deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 8/5, 2024

Signature: [Signature]
Daniel Huschen

SUBSCRIBED AND SWORN TO
BEFORE ME BY THE SAID
this 5th day of August, 2022

[Signature]
NOTARY PUBLIC



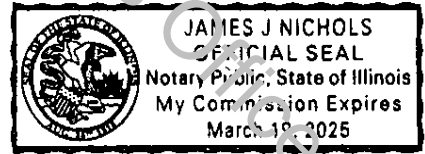
The Grantee or her agent affirms that, to the best of her knowledge, the name of the Grantee shown on the deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated, August 8, 2022

4451 N Christiana LLC
Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
this 8th day of August, 2022

[Signature]
NOTARY PUBLIC



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a class C Misdemeanor for the first offense and of a class A Misdemeanor for subsequent offense.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)