

# UNOFFICIAL COPY

19 22 695

## WARRANTY DEED

WHEN RECORDED MAIL TO:

Artem Ishchenko  
1140 Ferdinand Unit 7  
Forest Park, Illinois 60130

Artem Ishchenko  
1140 Ferdinand Unit 7  
Forest Park, Illinois 60130

Doc#: 2304655125 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/15/2023 01:59 PM Pg: 1 of 2

Dec ID 20230201649585  
ST/CO Stamp 1-996-902-224 ST Tax \$80.00 CO Tax \$40.00

Above Space for Recorder's Use Only

The GRANTOR, NewNett I LLC, an Illinois Limited Liability Company, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, Artem Ishchenko, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

UNIT NUMBER 7 IN THE FERDINAND PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 27 AND 28 IN BLOCK 19 IN DUNLOP MAAS AND ANSTETT'S SUBDIVISION IN BLOCKS 3, 9, 14, AND 19 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHEAST OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 041418021; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**Property Address:** 1140 Ferdinand Avenue Unit 7, Forest Park, Illinois 60130

**Permanent Index Numbers:** 15-13-425-040-1007

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THIS IS NOT A HOMESTEAD PROPERTY:

IN WITNESS WHEREOF, the GRANTOR, Benjamin R. Newton, Managing Member NewNett I LLC, has caused his name to be signed to this instrument, dated this 19 of February, 2023.

PRAIRIE TITLE SERVICES  
6821 W NORTH AVENUE  
OAK PARK, IL 60302

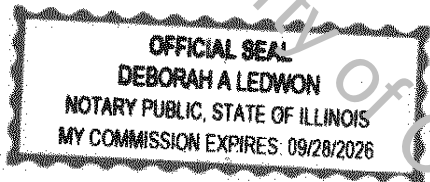
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*Benjamin R. Newton*  
Benjamin R. Newton, Managing Member  
of NewNett I LLC

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Benjamin R. Newton, Managing Member of NewNett I LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10 day of February, 2023.



*Deborah A Ledwon*  
Notary Public  
My commission expires: 9-28-26

REAL ESTATE TRANSFER TAX		14-Feb-2023
COUNTY:		40.00
ILLINOIS:		80.00
TOTAL:		120.00

15-13-425-040-1007 | 20230201649585 | 1-996-902-224



THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes  
Geldes Law, Ltd.  
1922 Home Ave.  
Berwyn, Illinois 60402