

UNOFFICIAL COPY

Doc#: 2309706130 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2023 11:05 AM Pg: 1 of 3

Dec ID 20230401689494
ST/CO Stamp 1-466-565-840 ST Tax \$327.00 CO Tax \$163.50
City Stamp 0-655-096-016 City Tax: \$3,433.50

WARRANTY DEED

THE GRANTOR, VOM USA INCORPORATED, ERRONEOUSLY NAMED VOM USA, INC, ON THE WARRANTY DEED RECORDED AS DOCUMENT 1903549249, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to ARTWORKS CALIFORNIA, LLC, a/an CA 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 6 IN BLOCK 110 IN CORNELL, BEING A SUE DIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1872 AS DOCUMENT 13647, IN COOK COUNTY, ILLINOIS.


Property Address: 7914 S GREENWOOD AVE CHICAGO, IL 60649
Parcel ID Number: 20-35-105-026-0000

SUBJECT TO: Covenants, conditions, restrictions of record, rights of way, easements, other encumbrances of record, and General real estate taxes for the years ~~2023~~ and subsequent tax years.

2nd Inst 2022

THIS IS NOT A HOMESTEAD PROPERTY.

Dated this March 29, 2023.


VOM USA INCORPORATED
Through Authorized Signatory
EDMUND JEKWU OGBUCHIEKWE

File nr: AT 230109
After recording mail to:
Altina Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6870

1/2

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STATE OF _____)
)
 COUNTY OF _____) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **EDMUND JEKWU OGBUCHIEKWE**, personally known to me to be the same person/s whose name/s is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal, this March _____, 2023.

(Notary seal)

See Attached
 (Notary Public)

Prepared by:
 Raj P. Sanghvi
 Sanghvi Law Group
 29 E Madison St, Ste 1201
 Chicago, IL 60602

Mail To:

Artworks California LLC
C/O Arthur Williams
3600 Sierra Ridge Rd # 3202
Richmond CA 94806

Name and Address of Taxpayer:

Artworks California LLC
C/O Arthur Williams
3600 Sierra Ridge Rd # 3202
Richmond CA 94806

Property of Cook County Clerk's Office

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CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Riverside)

On 03/24/2023 before me, Michael T. Pounds Notary
Date Insert Name and Title of the officer

Public, personally appeared Edmund Jekwu Ogbuchiekwe

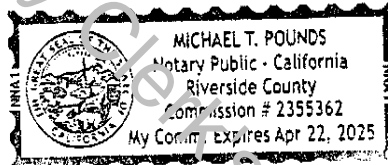
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



----- OPTIONAL -----

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____

- Corporate Officer – Title(s) _____
- Partner - Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signers Name: _____

- Corporate Officer – Title(s) _____
- Partner - Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____