

# UNOFFICIAL COPY

**Warranty Deed  
Statutory (ILLINOIS)  
General**

Doc#: 2310213012 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/12/2023 09:08 AM Pg: 1 of 2

Dec ID 20230301686632  
ST/CO Stamp 0-933-307-600 ST Tax \$1,300.00 CO Tax \$650.00  
City Stamp 1-756-210-384 City Tax: \$13,650.00

1 of 2  
TITLE  
23061182-20

Above Space for Recorder's Use Only

**THE GRANTOR, 1465 W THOMAS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, duly organized and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the state where the following describe real estate is located, for and in consideration of (\$10.00) Ten Dollars, in hand paid, **CONVEY and WARRANT to ALENA UDARTSEVA, a single woman of 3410 S. W. Ave. Naperville, IL 60562**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 1 AND THE EAST 1/2 OF LOT 2 IN WILL'S SUBDIVISION OF THE EAST 88 FEET AND THE SOUTH 1/2 AND THE EAST 67 1/2 FEET OF THE NORTH 1/2 OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number (PIN): 17-05-308-028-0000

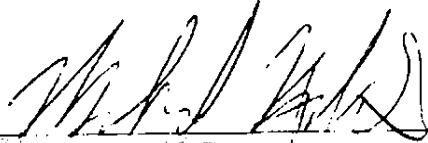
Address(es) of Real Estate: 1465 W Thomas St, Chicago, IL 60642

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT 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.

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Dated this 31 day of March 2023.



PLEASE

**1465 W Thomas LLC**  
**Signed by: Marland Hobbs**  
**Its: Manager**

PRINT OR  
TYPE NAME  
BELOW  
SIGNATURE(S)

State of Illinois, County of Cook ss I, the undersigned, a Notary Public, In and for said County, in the State  
aforesaid, DO HEREBY CERTIFY **Marland Hobbs**, is 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 the said instrument  
as their 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 31 day of March 2023.



Commission expires 5/11/2024

  
NOTARY PUBLIC

This instrument was prepared by:  
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

**MAIL TO:**

Attn: Joanna Klinck  
Steve M. Stupkin, P.C.  
6444 Milwaukee Ave  
Chicago, IL 60631

**SEND SUBSEQUENT TAX BILLS TO:**

Ric. Udantseva  
1465 W. Thomas St, Unit 2  
Chicago IL 60641

OR

Recorder's Office Box No. \_\_\_\_\_

PROPERTY OF COOK COUNTY CLERK'S OFFICE