

233218# ①

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WARRANTY DEED (Corporation to Individual)

Doc#: 2311441161 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/24/2023 04:04 PM Pg: 1 of 3

Dec ID 20230401698897
ST/CO Stamp 0-843-160-784 ST Tax \$175.00 CO Tax \$87.50
City Stamp 0-978-361-552 City Tax: \$1,837.50

TRI-LENOX, INC., an Illinois corporation, the grantor of 8515 W. Catherine Avenue, Unit 284, Chicago, Illinois 60656, for and in consideration of the sum of ten and 00/100 dollars, and other good and valuable consideration in hand paid, conveys and warrants to KRISTINA BUSHI, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

intestancy by the entirety
**AND ROMEO SACA, a married couple*
See attached Exhibit "A"

Permanent Index Number: 12-11-119-026-1035

Property Address: 8515 W. Catherine Avenue, Unit 284, Chicago, Illinois 60656

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

Subject To: General taxes for the year 2022 (second installment) and subsequent years; covenants; conditions and restrictions of record including the Declaration of Condominium as amended from time to time; public, private and utility easements; building lines, zoning and building ordinances; roads and highways, if any; acts done by or suffered through Grantees, and all special governmental taxes or assessments confirmed and unconfirmed.

In Witness Whereof, the Grantor has caused this deed to be signed effective this 17th day of April, 2023.


Tri-Lenox, Inc

By: _____

Tony Orsini

It's: President

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

REAL ESTATE TRANSFER TAX		24-Apr-2023
	CHICAGO:	1,312.50
	CTA:	525.00
	TOTAL:	1,837.50 *

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

REAL ESTATE TRANSFER TAX		24-Apr-2023
	COUNTY:	87.50
	ILLINOIS:	175.00
	TOTAL:	262.50

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STATE OF Florida)
COUNTY OF Pinellas) SS

I DO HEREBY CERTIFY that **TONY ORSINI**, personally known to me to be the same person whose name is subscribed above, appeared before me this day in person, and acknowledged that he signed and delivered this instrument as his free and voluntary act and as the free and voluntary act and deed of Tri-Lenox, Inc. for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13 day of April, 2023



Jeannette Kersic
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

Anthony G. Barone
Barone Law Group, P.C.
N7295 Whitetail LN
Princeton, WI 54968
312-969-0419

AFTER RECORDING MAIL TO:

Rachel Horbenko-Esq.
301 Greenvlew Drive
Crystal Lake, IL 60014-7350

KRISTINA BUSHI
8515 W. CATHERINE
UNIT 284
CHICAGO IL 60656

SEND FUTURE TAX BILLS TO:

Kristina Bushi
8515 W. Catherine, Unit 284
Chicago, IL 60656

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT 284, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN 8509-8525 WEST CATHERINE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24035130, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8515 W. Catherine Avenue, Unit 284, Chicago, IL 60656

PERMANENT INDEX NUMBER: 12-11-119-026-1035

Property of Cook County Clerk's Office