

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

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23600061708NB/CO

Doc#: 2317741106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/26/2023 11:27 AM Pg: 1 of 2

Dec ID 20230501634743
ST/CO Stamp 0-548-494-032 ST Tax \$1,056.50 CO Tax \$528.25
City Stamp 0-721-771-216 City Tax: \$11,093.25

THE GRANTORS, VALERY VASILYEV AND ANNA TRUNOVA, whose address is 7759 Cherry Blossom Street, Boca Raton, FL 33428, and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto GRANTEE, CHRISTIANA OWNER LLC, an Illinois limited liability company, whose address is 1030 West Chicago Avenue, Chicago, IL 60642, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4 AND THE SOUTH 1/2 OF LOT 3 IN BLOCK 73 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF BLOCKS 22 AND 27 AND ALL OF BLOCKS 23, 24 AND 26 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH BLOCKS 1 AND 8 AND 2, EXCEPT THE EAST 1 ACRE THEREOF IN CLARK'S SUBDIVISION OF THE NORTHWEST 1/4 OF NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-11-420-014-0000
Address of Real Estate: 4948-50 N. Christiana, Chicago, IL 60625

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General real estate taxes not yet due and payable; 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 May, 2023

GRANTORS:



VALERY VASILYEV

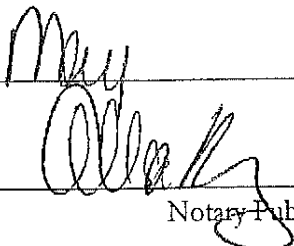


ANNA TRUNOVA

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT VALERY VASILYEV and ANNA TRUNOVA**, are personally known to me to be the same persons, who appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of May, 2023.



Notary Public

Prepared By: R. Anthony DeFrenza, Esq.
DEFRENZA MOSCONI, PC
425 Huehl Road, Bldg. 13A
Northbrook, Illinois 60062

Mail To: Mr. Dean Lurie
Stone, Pogrud & Korey
1 East Wacker Drive
Suite 2610
Chicago, IL 60601



Taxpayer: Christiana Owner LLC
1030 West Chicago Avenue
Chicago, IL 60642