

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

23 656750220 AM  
Y. CA

Doc#. 2318446149 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/03/2023 10:08 AM Pg: 1 of 4

Dec ID 20230601645598  
ST/CO Stamp 1-408-978-640 ST Tax \$132.50 CO Tax \$66.25  
City Stamp 1-238-060-752 City Tax: \$1,391.25

THE GRANTOR(S), ABC & JIC, LLC, an Illinois Limited Liability Company of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Temel Murat Askin and Olga Askin, husband and wife, not as tenants in common or joint tenants, but as tenants by the entirety (GRANTEE'S ADDRESS) 3802 N. Kildare Avenue, Chicago, Illinois 60641 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023

Permanent Real Estate Index Number(s): 13-24-323-016-1026

Address(es) of Real Estate: 3236 N. Elston Avenue Unit G, Chicago, Illinois 60618

**Prepared By:** The Gil Law Group/cynthia escareno  
605 N. Broadway Ave.  
Aurora, Illinois 60505

**Mail To:**

~~Temel Murat Askin and Olga Askin~~  
3236 N. Elston Avenue Unit G  
Chicago, Illinois 60618

Christina Perez  
1155 Dunton Ave.  
Arlington Heights, IL 60005


**Name & Address of Taxpayer:**

~~Temel Murat Askin and Olga Askin~~  
~~3236 N. Elston Avenue Unit G~~  
~~Chicago, Illinois 60618~~

3802 N. Kildare Ave.  
Chicago, IL 60641

# UNOFFICIAL COPY

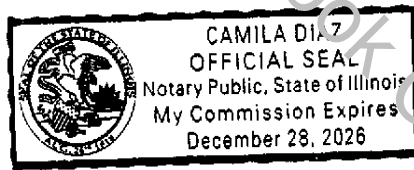
Dated this 8<sup>th</sup> day of June, 2023


  
\_\_\_\_\_  
ABC & JJC, LLC, an Illinois Limited Liability  
Company  
\_\_\_\_\_

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT June J. Chae, as authorized agent, personally known to me to be the same person(s) whose name(s) 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 8<sup>th</sup> day of June, 2023



  
\_\_\_\_\_  
(Notary Public)

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## EXHIBIT 'A' Legal Description

UNIT 3236-G, IN THE FRANCISCO-ELSTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5 AND 6 IN BLOCK 12 IN S.E. GROSS' UNTER DEN LINDEN ADDITION TO CHICAGO BEING A SUBDIVISION OF THAT PART LYING SOUTHWEST CENTER LINE OF ELSTON ROAD SOUTH 18.787 CHAINS OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD AND EXCEPT 1 ACRE IN THE SOUTHEAST CORNER OF SAID TRACT) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0607910110, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, N/K/A UNIT 3236-G TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FRANCISCO-ELSTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0607910110, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

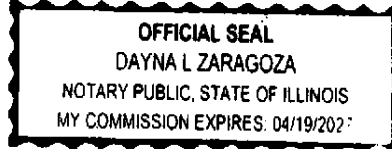
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

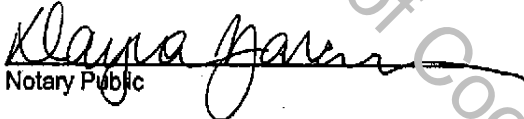
Dated: June 21, 2023

  
Signature

Christian Cencocchia  
Print Name



Subscribed and sworn to before me this 21<sup>st</sup> of June, 2023

  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 21, 2023

  
Signature

Christian Cencocchia  
Print Name



Subscribed and sworn to before me this 21<sup>st</sup> of June, 2023

  
Notary Public

**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.