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23L504290LP
CUB 1 of 1

Doc# 2330513006 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2023 11:03 AM Pg: 1 of 3

Dec ID 20231001657671
ST/CO Stamp 0-264-054-736 ST Tax \$925.00 CO Tax \$462.50
City Stamp 1-858-545-616 City Tax: \$9,712.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

5220 Christiana LLC
201 N. Westshore Dr.
Apt 1108
Chicago, IL 60601-7251

MAIL REAL ESTATE TAX BILL TO:

5220 Christiana LLC
201 N. Westshore Dr.
Apt. 1108
Chicago, IL 60601-7251

w. spouse
THE GRANTOR: John Cheng, married to each other, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **5220 Christiana LLC**, an Illinois Limited Liability Company, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: **5220-22 N. Christiana Ave., Chicago, IL 60625**
PIN: **13-11-221-026-0000**

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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LEGAL DESCRIPTION

Order No.: 23LS04290LP

For APN/Parcel ID(s): 13-11-221-026-0000

LOT 31 AND SOUTH 20 FEET OF LOT 32 IN BLOCK 13 IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office