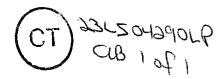
UNOFFICIAL COPY



WARRANTY DEED

AFTER RECORDING MAIL TO:

5220 Christiana LLC 201 M. Westshore Dr. Apt 1108 Chicap, 12 60601-7251 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

MAIL REAL ESTATE TAX BILL TO:

5220 Christiana LLC

201 N. Hestino eDr Apt. 1108

Chi caso, 12 6060 - 125

THE GRANTOR: John Cheng, married to fish ether, 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 L.C, 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 Homesteac 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.

2330513006 Page: 2 of 3

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DATED this day of October, 2023.	
John Cheng	<u>.</u>
STATE OF ILLINGIS)	
COUNTY OF COOK)SS	
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that John Cheng , personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and aclivered the said instrument as his/her free and voluntary act for the uses and purposes the rein set forth, including the release and waiver of the right of homestead.	
Given under my hand and official seal thisday	of October, 2023.
Nota	ry Frantie
NAME AND ADDRESS OF PREPARER: Dean J. Lurie Attorney at Law	
1 E. Wacker Dr., Suite 2610	OFFICIAL SEAL
Chicago, IL 60601	DEAN J LURIE ARY PUBLIC, STATE OF ILLINGS Drimission Expires Oct. 21, 2024

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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, C NOR. SOIS
COOK COUNTY CLERK'S OFFICE TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS