

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2331833343 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2023 02:30 PM Pg: 1 of 4

MAIL TO:

Ekechuku Law Group, P.C.
53 W. Jackson Blvd.
Suite 1340
Chicago, IL 60604

Dec ID 20231101670784
ST/CO Stamp 2-060-007-376 ST Tax \$197.00 CO Tax \$98.50
City Stamp 0-297-088-976 City Tax: \$2,068.50

SEND SUBSEQUENT TAX BILLS TO:

Ezeikpe Frank Ikoro
225 N. Oak Ave Unit 212 B
Chicago, IL 60707

THIS INDENTURE made this 25 day of **October, 2023**, between **Luminita Radut n/k/a Luminita Tanase**, of 665 Briarwood Lane, Roselle, IL 60172; , as Grantor,
and **Ezeikpe Frank Ikoro**, a single man of Chicago, Illinois, as Grantee.

WITNESSETH, That Grantor, in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged and in pursuance of the power and authority vested in the Grantor, as said, and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant in fee simple unto the Grantee, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 212-B IN OAKFIELD WEST CONDOMINIUM, AS DELINEATED ON SURVEY OF CERTAIN LOTS AND VACATED ALLEYS OR PART THEREOF IN MONT CLARE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31 AND THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, LYING SOUTH OF FULLERTON AVENUE, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 22846239, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **13-31-107-024-1024**

Address of Real Estate: **2325 N. Neva Avenue Unit 212B, Chicago, IL 60707**

Subject To: 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; and general real estate taxes not due and payable at the time of Closing.

Together with the tenements, hereditaments and appurtenances belonging or in any wise appertaining. This is NOT homestead property.

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DATED this 25 Day of October, 2023.

LUMINITA RADUT n/k/a LUMINITA TANASE

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT LUMINITA RADUT n/k/a LUMINITA TANASE is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal,

this 25 day of October, 2023.

Notary Public



My commission expires: June 9, 2024

PREPARED BY:

Law Office of Carlos Del Rio
10749 Winterset Drive
Orland Park, IL 60467

cdelrio@delrio-lawoffice.com

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Property of Cook County Clerk's Office



CHICAGO:	1,477.50
CTA:	591.00
TOTAL:	2,068.50 *

13-31-107-024-1024 20231101670784 | 0-297-088-976
Total does not include any applicable penalty or interest due.

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COUNTY:	98.50
ILLINOIS:	197.00
TOTAL:	295.50

13-31-107-024-1024 | 20231101670784 | 2-060-007-376