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Doc#: 2332508116 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/21/2023 12:12 PM Pg: 1 of 3

WARRANTY DEED

DT23-95192

1/2

Dec ID 20230901635839
ST/CO Stamp 2-141-718-480 ST Tax \$900.00 CO Tax \$450.00
City Stamp 1-921-976-272 City Tax: \$9,450.00

The GRANTOR, **SUSTAINABUILD LLC - 6152**, an Illinois series limited liability company, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

AHMED KEMANO JINADU AKA

AHMED K. JINADU, a single man, of 1209 E. 46th St., Apt. 2W, Chicago, IL 60653

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

The North 25 feet of Lot 11 in Block 7 of the Resubdivision of Washington Park Clun Addition to Chicago in the South 1/2 of the Southeast 1/4 of Section 15, Township 38 North Range 14, East of the Third Principal Meridian, situated in Cook County and State of Illinois.

SUBJECT TO: General real estate taxes for 2nd installment of 2023 and subsequent years.

Permanent Real Estate Index Number(s): 20-15-412-032-0000 (underlying)
20-15-412-033-0000 (new PIN for 2023)

Address(es) of Real Estate: 6150 S. Champlain Ave.
Chicago, IL 60637

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 3rd day of October, 2023.

Sustainabuild LLC - 6152
By: STEDI Investments Inc. Its Member/Manager

By: 
Igor Petruschak, Its President

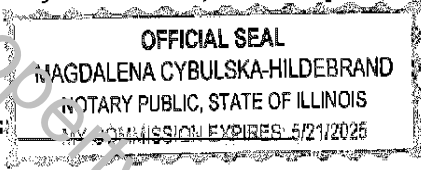
PROPER TITLE, LLC

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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IGOR PETRUSHCHAK, personally known to me to be the President of STEDI INVESTMENTS INC., Member/Manager of SUSTAINABUILD LLC – 6152, and 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 acknowledged that as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal, this 3rd day of October, 2023.

Commission expires: 


Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

Mail to:

Keli Knight, Esq.
333 S. Wabash Ave., Suite 2700
Chicago, IL 60604

Send subsequent tax bills to:

Ahmed K. Jinadu
6150 S. Champlain Ave.
Chicago, IL 60637

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"EXHIBIT A" ADDENDUM

The North 25 feet of Lot 11 in Block 7 of the Resubdivision of Washington Park Club Addition to Chicago in the South 1/2 of the Southeast 1/4 of Section 15, Township 38 North Range 14, East of the Third Principal Meridian, situated in Cook County and State of Illinois.

Parcel ID(s): 20-15-412-033-0000,

Property of Cook County Clerk's Office