

# UNOFFICIAL COPY

**Warranty DEED  
ILLINOIS STATUTORY**

Doc#: 2407124440 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/11/2024 2:50 PM Pg: 1 of 3

Dec ID 20240201637105

ST/Co Stamp 0-967-160-368 ST Tax \$460.00 CO Tax \$230.00

City Stamp 1-407-562-288 City Tax \$4,830.00

**FIRST AMERICAN TITLE**  
**FILE #** 3171418

THE GRANTOR(S), ARTURO L RODRIGUEZ, an unmarried man, 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

**SERGEY GLADKA**, a single man and

Nataliya Gladka, a married woman as joint tenants

(GRANTEE'S ADDRESS) 3348 N PAGE AVE, CHICAGO, IL 60634

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

See Attached Legal Description

***SUBJECT TO:***

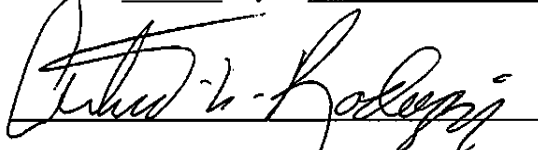
Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Special taxes or assessment for improvements not yet completed, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2023 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): **12-23-422-021-0000**

Address(es) of Real Estate: **3348 N PAGE AVE, CHICAGO, IL 60634**

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Dated this 21 day of February, 2024

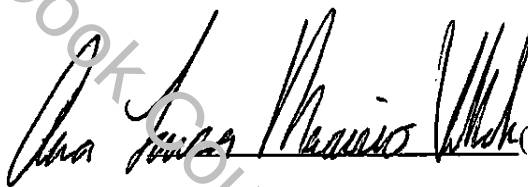
  
ARTURO L RODRIGUEZ

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ARTURO RODRIGUEZ, personally known to me to be the same person(s) whose name(s) is 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, on 21 day of February, 2024



  
(Notary Public)

Prepared By: ESPERANZA RIVERA

**LAW OFFICES OF ESPERANZA RIVERA-VALENZUELA, LLC**  
**6418 W OGDEN AVE**  
**BERWYN, IL 60402**

Mail To:  
~~EDUARDO ORTIZ~~ SERGEY GLADKA  
3348 N PAGE AVE  
CHICAGO, IL 60634

Name & Address of Taxpayer:  
~~EDUARDO ORTIZ, MARY EUGENIE TUCKER~~ SERGEY GLADKA  
3348 N PAGE AVE  
CHICAGO, IL 60634

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 3 IN BLOCK 6 IN FEUERBORN AND KLODE'S BELMONT TERRACE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER LYING SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 12-23-422-021-0000 (Vol. 313) and 12-23-422-021-0000

Property Address: 3348 N Page Ave, Chicago, Illinois 60634

Property of Cook County Clerk's Office