

# UNOFFICIAL COPY

## WARRANTY DEED

### MAIL RECORDED DEED TO:

Doc#: 2412420045 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/3/2024 9:32 AM Pg: 1 of 3

Dec ID 20240201627366

ST/Co Stamp 1-398-581-552 ST Tax \$270.00 CO Tax \$135.00

### MAIL TAX BILL TO:

Crystal Hightower  
2925 S. 13th Ave.  
Broadview, IL 60155

(Reserved for Recorders Use Only)

GRANTOR, **Renficon, LLC**, an Illinois 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 the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to **Crystal Hightower**, 438 Eastern Ave, Bellwood, Illinois 60104, 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

Permanent Real Estate Index Number: **15-22-416-007-0000**

Address of Real Estate: **2925 S. 13th Ave., Broadview, IL 60155**

**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.

**VILLAGE OF BROADVIEW  
CERTIFICATE OF COMPLIANCE**

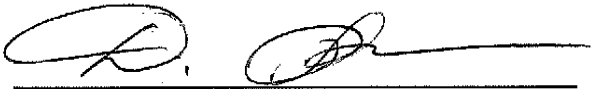
4/24/24

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 26 day of Oct, 2024.



**Inna Parkhomenko, Manager of Renficon, LLC**




**Dmitrii Repenek, Manager of Renficon, LLC**

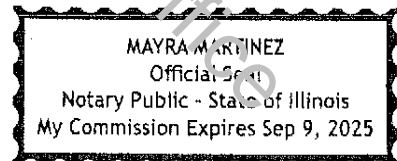
STATE OF IL  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Inna Parkhomenko, Manager of Renficon, LLC and Dmitrii Repenek, Manager of Renficon, LLC**, personally known to me to be a Member/Manager of the company, and 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 severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of Oct, 2024.

  
Notary Public

**PREPARED BY:**  
Diana Mendoza Pacheco  
Attorney at Law  
5715 W. Irving Park Rd.  
Chicago, IL 60634



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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 24GNW331319PK

For APN/Parcel ID(s): 15-22-416-007-0000

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LOT 22 IN BLOCK 12 IN KOMAREKS WEST 22ND STREET 1ST ADDITION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY LINE OF ILLINOIS CENTRAL RAILROAD RIGHT OF WAY, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office