

UNOFFICIAL COPY

PT21-75478
1 of 2

Doc# 2127728011 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2021 09:15 AM Pg: 1 of 3

Dec ID 20210901679231
ST/CO Stamp 2-106-089-616 ST Tax \$782.50 CO Tax \$391.25
City Stamp 2-021-236-880 City Tax: \$8,216.25

WARRANTY DEED

AFTER RECORDING MAIL TO:

Brian Pistorius
2060 N. Stave, Unit 1
Chicago, IL 60647

MAIL REAL ESTATE TAX BILL TO:

Brian Pistorius
2060 N. Stave St., Unit 1
Chicago, IL 60647

THE GRANTOR: Oren Amzaleg and Liana Rosin, married to each other, 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 **Brian A. Pistorius, and Nicole K. Welling**, husband and wife, as tenants by the entirety, 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: 2060 N. Stave St., Unit 1, Chicago, IL 60647
PIN: 13-36-229-058-0000 and 13-36-229-059-0000


Hereby releasing and waiving all rights under and by virtue of the Homestead 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.

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DATED this 20th day of September, 2021.



Oren Amzaleg


Ilana Rosin

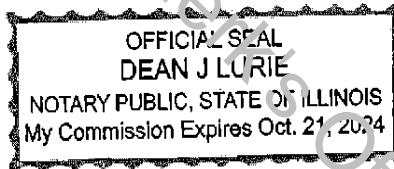
STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Oren Amzaleg and Ilana Rosin**, 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 delivered the said instrument as his/her 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 this 20th day of September, 2021.


Notary Public

NAME AND ADDRESS OF PREPARER:
Dean J. Lurie
Attorney at Law
1 E. Wacker Dr., Suite 2610
Chicago, IL 60601



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"Exhibit A"

Parcel 1:

That part of Lot 11 in Block 4 in Lewis Stave's Subdivision of 53 acres lying Southwest of the Northwestern Plank Road (or Milwaukee Avenue), in the Northeast Quarter of Section 36, Township 40 North, Range 13, East of the Principal Meridian, described as follows: beginning at the Southeast corner of said Lot 11 in Block 4; thence South 41 degrees 22 minutes 27 seconds West, 36.17 feet along the Southeasterly line of said Lot 11 in Block 4; thence North 48 degrees 37 minutes 33 seconds West, 43.99 feet along a line at right angles to the last described course; thence North 41 degrees 22 minutes 27 seconds East, 35.10 feet along the Northwesterly line of said Lot 11; thence North 50 degrees 01 minutes 30 seconds East, 44.00 feet along the Northeasterly line of Lot 11 in Block 4 to the Point of Beginning Cook County, Illinois.

Parcel 2:

That part of Lot 7 in Clarke's Resubdivision of Lots 12, 13, 14 and 15 in Block 4 in S. Stave's Subdivision of 53 acres, in the Northeast Quarter of Section 36, Township 40 North Range 13, East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Lot 7 in Block 4; thence South 41 degrees 22 minutes 27 seconds West, 35.10 feet along the Southeasterly line of said Lot 7 Block 4; thence North 48 degrees 37 minutes 33 seconds West 24.01 feet along a line at right angles to the last described course; thence North 41 degrees 22 minutes 27 seconds East, 34.51 feet along a line at right angles to the last described course; thence South 50 degrees 01 minutes 20 seconds East, 24.02 feet along the Northeasterly line of Lot 7 in Block 4 to the Point of Beginning, in Cook County, Illinois.

Parcel 3:

A non-exclusive easement for the benefit of Parcels 1 and 2 as created by the Declaration of Covenants, Conditions, restrictions and Easement for the Stave Street Townhome Development recorded July 31, 2013 as Document Number 1321229062 for the purpose of Encroachments, Utilities, access and party walls.