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Doc#: 2211547095 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2022 02:17 PM Pg: 1 of 4

WARRANTY DEED

Dec ID 20220301668317
ST/CO Stamp 0-353-477-520 ST Tax \$1,295.00 CO Tax \$647.50
City Stamp 1-602-954-128 City Tax: \$13,597.50

ILLINOIS

140501

Above Space for Recorder's Use Only

THE GRANTOR(s) 2154 W Stave, LLC, an Illinois limited liability company, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Luca Pizzuto and Tracy Li, Husband and Wife, not as Joint Tenants but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes not yet due and payable; 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; One (1) year Limited Warranty waiving the Implied Warranty of Habitability between Seller and First Grantee.

For the premises commonly known as 2154 N. Stave Street, Chicago, Illinois 60647
Permanent Real Estate Index Number(s): 13-36-227-029-0000

The date of this deed of conveyance is April 4, 2022.

2154 W Stave, LLC

By: 

Igor Michin, Member/Manager

(SEAL)

(SEAL)

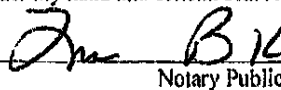
(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Igor Michin, Member/Manager of 2154 W Stave, LLC, an Illinois limited liability company 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 the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

(My Commission Expires _____)

Given under my hand and official seal April 4, 2022


Notary Public

OFFICIAL SEAL
LORI B. KNEPPER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/21/25

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LEGAL DESCRIPTION

For the premises commonly known as 2154 N. Stave Street, Chicago, Illinois 60647

Permanent Real Estate Index Number(s): 13-36-227-029-0000

LOT 1 AND SOUTHEASTERLY 1/2 FOOT OF LOT 2 IN BLOCK 3 OF ATTRILL'S SUBDIVISION OF LOTS 4 TO 9, 16 TO 21, 36 TO 41, 48 TO 53 OF BLOCK 2 AND LOTS 1 TO 6, 13 TO 18, 27 TO 32 OF BLOCK 3 AND LOTS 1 TO 6, 13 TO 18, 27, AND 28 IN BLOCK 5 IN S. STAVE'S SUBDIVISION OF 53 ACRES OF THE NORTHEAST QUARTER OF SECTION 36 LYING SOUTHWEST OF MILWAUKEE AVENUE (PLANK ROAD) IN BOOK 85, PAGE 19, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

<p>This instrument was prepared by: Mitchell B. Ruchim & Associates, P.C. 3000 Dundee Road, #415 Northbrook, Illinois 60062</p>	<p>Send subsequent tax bills to: Luca Pizzuto and Tracy Li <u>2154 N. STAVE ST</u> <u>CHICAGO, IL 60647</u></p>	<p>Recorder-mail recorded document to: <u>LUCA PIZZUTO and TRACY LI</u> <u>2154 N. STAVE ST</u> <u>CHICAGO, IL 60647</u></p>
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CHICAGO:	9,712.50
CTA:	3,885.00
TOTAL:	13,597.50 *

13-36-227-029-0000 | 20220301668317 | 1-602-954-128
Total does not include any applicable penalty or interest due.

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13-36-227-029-0000

20220301668317

0-353-477-520

COUNTY:	647.50
ILLINOIS:	1,295.00
TOTAL:	1,942.50

Property of Cook County Clerk's Office