

1/4 22CO 0001111 UNOFFICIAL COPY
SPECIAL WARRANTY DEED (Illinois)

Doc#: 2216406373 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/13/2022 12:50 PM Pg: 1 of 2

Dec ID 20220501626255
ST/CO Stamp 2-136-670-288 ST Tax \$5,350.00 CO Tax \$2,675.00
City Stamp 1-062-928-464 City Tax: \$56,175.00

THIS DEED is made as of the 26 day of
May, 2022, by and between

STIPO, LLC
AN ILLINOIS LIMITED LIABILITY
COMPANY
("Grantor," whether one or more),

and

STAK TOUHY LLC
AN ILLINOIS LIMITED LIABILITY
COMPANY, C/O SAM TRACHTMAN, 3401
W DEVON AVE., UNIT 59428, CHICAGO, IL
60659
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOTS 9 AND 10 IN BLOCK 7 IN CONGDON'S RIDGE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2340 WEST TOUHY AVENUE / 7200 NORTH CLAFEMONT AVENUE, CHICAGO, IL 60645

PARCEL INDEX NUMBER (PIN): 11-30-318-012-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Property for residential purposes, and general real estate taxes for the year 2020 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 26 day of May, 2022.

STIPO, LLC
An Illinois Limited Liability Company

[Signature]
STJEPAN VUJICA
Manager

[Signature]
VALERIE VUJICA
Member

Prepared by: Rosenthal Law Group, LLC, 3100 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Field of Goldberg - Attn Scott Weinstein
10 S. Wabash St #2910 Chicago IL 60603

SEND SUBSEQUENT TAX BILLS TO: STAK TOMMY LLC
C/O SAM TRACHTMAN
3401 W DEVON AVE, UNIT 59428, CHICAGO, IL 60659

OR RECORDER'S OFFICE BOX NO. _____

State of IL)
County of Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that STJEPAN VUJICA and VALERIE VUJICA is/are 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of May, 2022.

Notary Public [Signature]

My Commission Expires: 6.19.24

