

UNOFFICIAL COPY

Greater Illinois Title Co.
120 North LaSalle St., #900
Chicago, IL 60602

GIT File #: 41071397

Doc#: 2224206396 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2022 01:49 PM Pg: 1 of 3

Dec ID 20220801622461
ST/CO Stamp 1-170-696-784 ST Tax \$2,550.00 CO Tax \$1,275.00
City Stamp 1-570-662-992 City Tax: \$26,775.00

RECORDING COVER SHEET

Cook County Recorder

TYPE OF DOCUMENT: Warranty Deed

Re.:

LOTS 27 AND 28 IN BLOCK 1 IN LYFORD AND MANN'S ADDITION TO CRAGIN IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS: 1901-03 NORTH LA CROSSE AVENUE AND 4810-20 WEST CORTLAND CHICAGO, IL 60639; PIN: 13-33-403-024-0000

UNOFFICIAL COPY**WARRANTY DEED**
(Individual to Limited Liability Company)

41071397 (1/3)

THE GRANTORS, EDNA T. SZTUK, unmarried and not a party to a civil union, of Schiller Park, Illinois, and MICHAEL A. SZTUK and MAGALY PEREZ-SZTUK, Husband and Wife, of Lockport, Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to 1901 NORTH LA CROSSE LLC, a Limited Liability Company organized under the laws of the State of Illinois, hereinafter "Grantee", of 4451 N. Winchester Ave., Chicago, IL, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

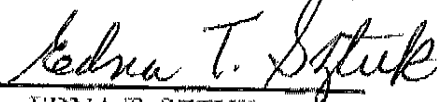
LOTS 27 AND 28 IN BLOCK 1 IN LYFORD AND MANN'S ADDITION TO CRAGIN IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-33-403-024-0000

Address of Real Estate: 1901-03 N. La Crosse Ave and 4810-20 W. Cortland ~~Ave~~ ^{STREET}
Chicago, IL 60639

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable at the time of Closing and the rights of tenants under existing leases affecting the property,
Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 3rd day of August, 20 22


EDNA T. SZTUK


MICHAEL A. SZTUK


MAGALY PEREZ-SZTUK

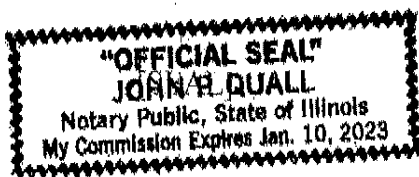
UNOFFICIAL COPY

State of IL,)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edna T. Sztuk, Michael A. Sztuk and Magaly Perez-Sztuk, personally known to me as the same persons whose names are 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 this 3rd day of August, 2022.


 (Notary Public)



This instrument was prepared by:



John P. Quall
 564 W. Randolph St., Suite 200
 Chicago, IL 60661


MAIL RECORDED INSTRUMENT TO:

1901 North La Crosse LLC
 Attn: Jonathan Womack
 4451 N. Winchester Ave
 Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

1901 North La Crosse LLC
 Attn: Jonathan Womack
 4451 N. Winchester Ave
 Chicago, IL 60640

REAL ESTATE TRANSFER TAX		29-Aug-2022
	COUNTY:	1,275.00
	ILLINOIS:	2,550.00
	TOTAL:	3,825.00
13-33-403-024-0000 20220801622461 1-170-696-784		

REAL ESTATE TRANSFER TAX		29-Aug-2022
	CHICAGO:	10,125.00
	CTA:	7,650.00
	TOTAL:	26,775.00 *
13-33-403-024-0000 20220801622461 1-570-662-992		

* Total does not include any applicable penalty or interest due.