

UNOFFICIAL COPY

230000195K
1 of 1

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc# 2303140029 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2023 09:38 AM Pg: 1 of 3

Dec ID 20230101641725
ST/CO Stamp 1-850-820-432 ST Tax \$63.00 CO Tax \$31.50
City Stamp 0-990-988-112 City Tax: \$661.50

SYLVA LLC, an Illinois limited liability company and duly authorized to transact business in the State of Illinois, for an in consideration of Ten (\$10.00) Dollar; and other good and valuable consideration in hand paid, and pursuant to authority given to the Manager of said limited liability company, Conveys and Warrants to:

Catalina Ruiz

grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

²²
SUBJECT TO: General Real Estate Taxes for 2021 and subsequent years not yet due or payable; Covenants, Conditions and Restrictions of Record; Building Lines and Easements, if any.

~~LOT 11 AND THE WEST 9 FEET OF LOT 10 IN BLOCK 1 IN C.H. MIFFLIN'S
SUBDIVISION OF THE WEST 8 3/4 ACRES OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE
NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14,
LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

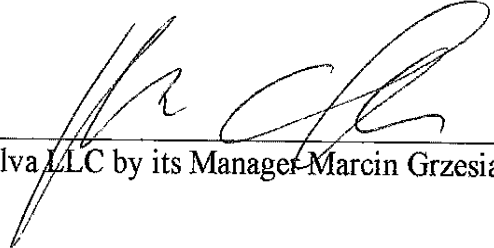
~~Commonly known as 1024 West 61st Street, Chicago, Illinois 60621~~

P.I.N. 20-17-411-020-0000

See attached

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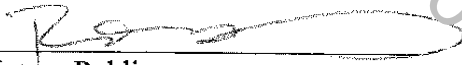
Dated this 26 day of January 2023


Sylva LLC by its Manager Marcin Grzesiak

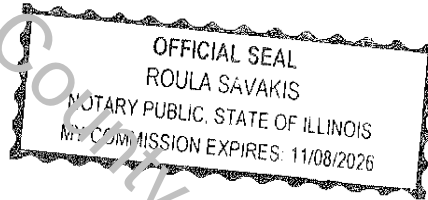
State of IL
County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Sylva LLC by its Manager Marcin Grzesiak personally known to me to be 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 26 day of January, 2023.


Notary Public

Commission expires 11/8 2023



MAIL TO:

Catalina Ruiz
6447 S. Washburn
#2
Chicago, IL 60629

Send Subsequent Tax Bills to:

Catalina Ruiz
1024 W. 61st St.
Chicago, IL 60621

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LEGAL DESCRIPTION

Order No.: 23000019SK

For APN/Parcel ID(s): 20-17-411-020-0000

THE WEST 9 FEET OF LOT 10 AND ALL OF LOT 11 IN BLOCK 1 IN C. H. MIFFLIN'S SUBDIVISION OF THE WEST 8 3/4 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office