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WARRANTY DEED

PT23-89960

Y2

Doc#. 2314433175 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2023 11:16 AM Pg: 1 of 3

Dec ID 20230501614608
ST/CO Stamp 0-969-773-776 ST Tax \$1,800.00 CO Tax \$900.00
City Stamp 1-225-364-176 City Tax: \$18,900.00

The GRANTOR, **SUSTAINABUILD LLC – 2032**, an Illinois series limited liability company, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

KEVIN HALLERAN, a single man of 511 W. Division St. #706, Chicago, IL 60610

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 91 in Block 40 in Sheffield Addition, in the Northeast 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: General real estate taxes for 2023 and subsequent years.

Permanent Real Estate Index Number(s): 14-31-214-030-0000

Address(es) of Real Estate: 2032 N. Wolcott Ave.
Chicago, IL 60614

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 8th day of May, 2023.

Sustainabuild LLC – 2032
By: STEDI Investments Inc., Its Member/Manager

By: 
Igor Petruschak, Its President

PROPER TITLE, LLC

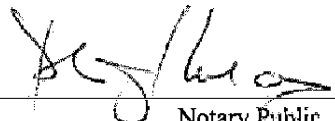
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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IGOR PETRUSHCHAK, personally known to me to be the President of STEDI INVESTMENTS INC., Member/Manager of SUSTAINABUILD LLC – 2032, and 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 acknowledged that as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

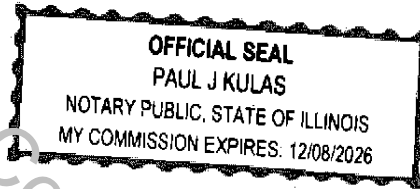
Given under my hand and seal, this 8th day of May, 2023.

Commission expires: 12-8-2026



Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



Mail to:

Amy Ward Ogrin, Esq.
10001 S. Roberts Rd.
Palos Hills, IL 60465

Send subsequent tax bills to:

Kevin Halleran
2032 N. Wolcott Ave.
Chicago, IL 60614

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EXHIBIT "A" / LEGAL DESCRIPTION

Lot 91 in Block 40 in Sheffield Addition, in the NORtheast 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois

Property of Cook County Clerk's Office