

Warranty Deed

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ILLINOIS

Doc#: 2325141032 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2023 08:31 AM Pg: 1 of 2

Dec ID 20230801615467
ST/CO Stamp 0-438-416-848 ST Tax \$905.00 CO Tax \$452.50
City Stamp 1-649-391-056 City Tax: \$9,502.50

Above Space for Recorder's Use Only

THE GRANTOR(S) Ivan <sup>Olya</sup> Vislavskiy and Olya Vislavskiy of the City of Chicago, County of , State of IL for and in consideration of TEN and 00/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Myneco Ramirez and Brandon S. Ramirez as Wife and Husband as tenants by the entirety of Chicago IL, the following described Real Estate situated in the County of in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof .), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-21-211-054-0000

Address(es) of Real Estate: 1408 S Federal St Chicago IL 60605

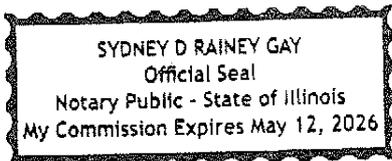
The date of this deed of conveyance is this 25 day of August, 2023.

[Signature]
Ivan Vislavskiy

[Signature]
Olya Vislavskiy

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ivan Vislavskiy and Olya Vislavskiy 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.

Given under my hand and official seal this 25 day of August, 2023.



[Signature]
Notary Public



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## LEGAL DESCRIPTION

For the premises commonly known as: 1408 S Federal St, Chicago, IL 60605

**Legal Description:**

Parcel 1: Lot 47 inclusive in Dearborn Prairie Town Homes Phase 2 of part of Block 7 in Dearborn Park Unit 2, being a Resubdivision of Sundry lots and vacated streets and alleys in part of the Northeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as Document No. 91002533 for ingress and egress, all in Cook County, Illinois.

Property of Cook County Clerk's Office

<p>This instrument was prepared by:  Migdal Law Group  29 E Madison St, Ste 1200A  Chicago, IL 60602</p>	<p>Send subsequent tax bills to:  Myneco Ramirez &amp; Brandon S.  Ramirez  1408 S Federal St Chicago IL  60605</p>	<p>Mail recorded document to:  Myneco Ramirez &amp; Brandon S.  Ramirez  1408 S Federal St Chicago IL 60605</p>
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