

# UNOFFICIAL COPY

## Warranty Deed

Doc#: 2416914559 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/17/2024 3:02 PM Pg: 1 of 4

ILLINOIS

Dec ID 20240501613466

ST/Co Stamp 2-108-185-904 ST Tax \$2,100.00 CO Tax \$1,050.00

City Stamp 1-837-292-848 City Tax \$22,050.00

*Above Space for Recorder's Use Only*

THE GRANTOR(S) 1541 W. Nelson LLC, an Illinois limited liability company, for and in consideration of TEN and 90/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Andrew Murray and Stacey Murray, Husband and Wife, not as Joint Tenants but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

\*ANDREW J. MURRAY \*STACEY L. MURRAY

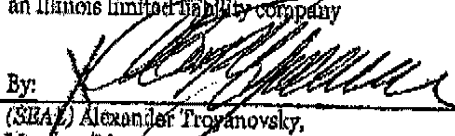
SUBJECT TO: General Real Estate Taxes not yet due and payable; covenants, conditions and restrictions of record and building lines and easements if any, provided they do not interfere with the current use and enjoyment of the Real Estate. One (1) year Limited Warranty waiving the Implied Warranty of Habitability between Seller and First Grantee.

Permanent Real Estate Index Number(s): 14-29-12-023-0000

Address(es) of Real Estate: 1541 W. Nelson Street, Chicago, Illinois 60657

The date of this deed of conveyance is May 31, 2024

1541 W. Nelson LLC  
an Illinois limited liability company

By:   
(SEAL) Alexander Troyanovsky,  
Member/Manager

(SEAL)

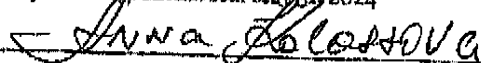
(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Troyanovsky, Member/Manager of 1541 W. Nelson LLC, an Illinois limited liability company, 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.

(Impress Seal Here)  
(My Commission Expires 3-28-28)

Given under my hand and official seal May 31, 2024



Notary Public

Page 1

Official Seal  
Anna Kolosova  
Notary Public State of Illinois  
My Commission Expires 3/28/2027

# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

For the premises commonly known as 1541 W. Nelson Street, Chicago, Illinois 60657

Permanent Index Number(s): 14-29-112-012-0000

The Land is described as follows:

Lot 63 in Sundmacher and Glade's Subdivision of Blocks 14 and 15 in the Subdivision of of the Southwest 1/4 of the Northwest 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

This instrument was prepared by:  
Rnchim & Hudson, P.C.  
3000 Dundee Road, Suite 415  
Northbrook, Illinois 60062

Send subsequent tax bills to:

ANDREW J. MURRAY  
STACEY L. MURRAY  
1541 W. NELSON ST  
CHICAGO, IL 60657

Recorder-mail recorded or payment to:

WILDE LAW GROUP  
1010 W. JACKSON BLVD  
CHICAGO, IL 60607

# UNOFFICIAL COPY



<b>CHICAGO:</b>	<b>15,750.00</b>
<b>CTA:</b>	<b>6,300.00</b>
<b>TOTAL:</b>	<b>22,050.00 *</b>

14-29-112-012-0000 | 20240501613466 | 1-837-292-848  
Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



14-29-112-012-0000

20240501613466

2-108-185-904

COUNTY:	1,050.00
ILLINOIS:	2,100.00
TOTAL:	3,150.00

Property of Cook County Clerk's Office