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2003-01-09 12:42:16

Cook County Recorder

32.50



0030042151

January 8, 2003

TO WHOM IT MAY CONCERN:

1. On October 26, 2001 a closing was held at the Arlington Heights Office of Metropolitan Title - Illinois with respect to the sale of the property legally described as follows:

Parcel 1: The South 74 feet of Lot 40 in Division 4 in the South Shore SUBdivision of the North Fractional $\frac{1}{2}$ of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2: The West 17 feet of Lot 39 in Division 4 of South Shore Subdivision in Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois

Commonly Known as: 2400-16 E. 75th St., Chicago, Illinois

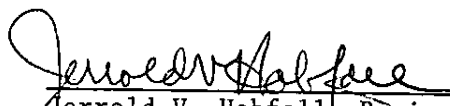
PIN #s: 21-30-115-011-0000 and 21-30-115-032-0000

2. At the closing a deed from Surplus Properties, Inc. to Zoran Marjanovic dated October 26, 2001 (copy attached) was deposited into escrow along with a Purchase Money Mortgage executed by the buyer and proceeds to fund the transaction.
3. The closing was completed and all funds disbursed in a timely manner pursuant to direction of the parties to the escrow.
4. However, subsequent to the date of closing the original deed was either lost or misplaced by Metropolitan Title - Illinois. To-date the deed has not been recorded pending effort to obtain a duplicate original copy. The attached being a true and correct copy of the original deed deposited into escrow at the time of closing.
5. This Affidavit is being recorded in order to give record notice of the conveyance of the property hereinabove described from Surplus Properties, Inc. to Zoran Marjanovic.

This document prepared by & mail to:
Jerrold V. Hobfoll,
c/o Metropolitan Title - Illinois
123 W. Madison, #905, Chicago, IL 60602

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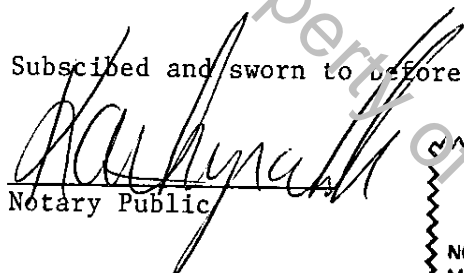
6. Further Affiant Sayeth Naught.



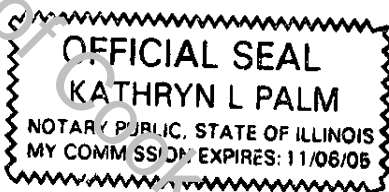
Jerrold V. Hobfoll, Regional
Underwriting Counsel
Metropolitan Title - Illinois

COUNTY OF COOK
STATE OF ILLINOIS

Subscribed and sworn to before me this 8th day of January, 2003



Notary Public



Property Clerk's Office
30042151

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GEORGE E. COLE®
LEGAL FORMS

No. 804 REC
December 1999

WARRANTY DEED Statutory (Illinois) (Corporation to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR Surplus Properties, Inc.

a corporation 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 the sum of (\$10.00) Ten dollars and no/100---- DOLLARS, and other good and valuable considerations ----- ----- in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

ZORAN MARTANOVIC
3653 W. BELLE PLAINE AVE.
CHICAGO, IL 60618

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:
See attached Exhibit "A".

30042151

Permanent Real Estate Index Number(s): 21-30-115-011-0000, 21-30-115-032-0000

Address(es) of Real Estate: 2400-16 E. 75th. St., Chicago, IL.

SUBJECT TO: covenants, conditions and restrictions of record,

Document No. (s) _____; _____; and to General Taxes for _____ and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 26th day of October 20 01.

Surplus Properties, Inc.

(Name of Corporation)

Impress
Corporate Seal
Here

By [Signature] President

Attest: [Signature] Secretary

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GEORGE E. COLE®
LEGAL FORMS

WARRANTY DEED
Corporation to Individual

TO

Property of Cook County Clerk's Office

30042151

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John Argianis personally known to me to be the _____ President of the _____ corporation, and George Tavoularis personally known to me to be the _____ Secretary of said corporation, and 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 severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of _____ of said corporation, as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
MICHELLE MOLOZNIK
Notary Public of Illinois
NOTARIAL SEAL
My Commission Expires 02/09/02

Given under my hand and official seal, this 26th day of October 2001
Commission expires 2-9 2002
Michelle Moloznik
NOTARY PUBLIC

This instrument was prepared by Law Offices of Nicholas C. Syregelas, 180 N. LaSalle St., (Name and Address) #1800, Chicago, IL. 60601

MAIL TO: ZORAN MARTANOVIC
(Name)
3653 W. BELLE PLAINE AVE
(Address)
CHICAGO, IL 60618
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
ZORAN MARTANOVIC
(Name)
3653 W. BELLE PLAINS AVE.
(Address)
CHICAGO, IL 60618
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT "A"

PARCEL 1:

THE SOUTH 74 FEET OF LOT 40 IN DIVISION 4 IN THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 17 FEET OF LOT 39 IN DIVISION 4 OF SOUTH SHORE SUBDIVISION IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2000 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2000, Buyer hereby grants to the said Seller the so-called "Right of First Refusal," meaning thereby that, in the event Buyer shall accept a bona fide contract or offer to sell the subject property, Buyer shall furnish the said Seller with a true copy thereof, and Seller shall have thirty (30) days from the date of receiving same to elect to purchase subject property upon the same terms and conditions as set forth in such contract or offer; and, if the said Seller fails or refuses to notify Buyer in writing, by certified or registered mail of such election, in timely fashion, the Right of First Refusal herein granted shall automatically terminate, and Buyer may proceed to consummate such sale in accordance to the provisions of such contract or offer.

Clerk's Office
30042151