

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY



1222139046

Doc#: 1222139046 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/08/2012 10:22 AM Pg: 1 of 4

Property of Cook County Clerk's Office

THE GRANTOR(S), Nenad Dragojlovich of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Paul Serwatka, of the County of Cook, an undivided 1% interest as tenant in common and not as joint tenant with right of survivorship in the Real Estate described on exhibit A situated in the County of Cook in the State of Illinois, to wit:

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:**

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

Permanent Real Estate Index Number(s): 13-20-102-037-1006  
Address(es) of Real Estate: 3938 N. Austin, Unit G-1, Chicago, Illinois 60634

Dated this 29~~th~~ day of JULY, 2012

Nenad Dragojlovich

REAL ESTATE TRANSFER		08/08/2012
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
13-20-102-037-1006   20120701606269   DFZ464		

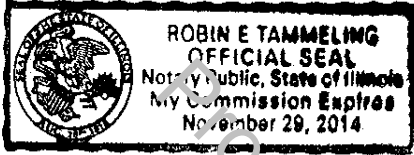
REAL ESTATE TRANSFER		08/08/2012
	COOK:	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
13-20-102-037-1006   20120701606269   NGPGN1		

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nenad Dragojlovich personally known to me to be the same person(s) whose name(s) 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 29<sup>th</sup> day of July, 2012



*Robin E Tammeling*  
(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
(e) SECTION 31 - 45.  
REAL ESTATE TRANSFER TAX LAW  
DATE: \_\_\_\_\_

X *Nenad Dragojlovich*  
Signature of Buyer, Seller or Representative

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*Prepared By and Mail to:* Barry Kreisler  
2846A North Milwaukee Avenue  
Chicago, Illinois 60618

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*Name & Address of Taxpayer:*  
Nenad Dagojlovich  
3938 N. Austin  
Chicago, IL 60634

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1204529006 Page: 1 of 3

*EXHIBIT A*

UNIT: G-1 IN THE 3838 NORTH AUSTIN CONDOMINIUMS, AS  
DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 44  
IN BLOCK 1 IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS RESUBDIVISION OF  
HERMAN A. OTTS NEW HOME SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS  
EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 14, 2006 AS DOCUMENT  
NO. 0619618084, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN  
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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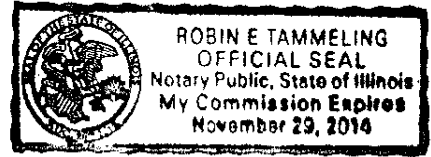
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7/29/12

Signature X [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID NEJAD DRAGOJLOVICH THIS 29<sup>TH</sup> DAY OF JULY 2012.



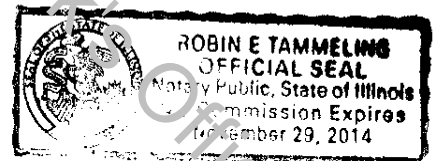
NOTARY PUBLIC [Handwritten Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 7/29/12

Signature X [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID PAUL SERWATKA THIS 29<sup>TH</sup> DAY OF JULY 2012.



NOTARY PUBLIC [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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**Real Property Transfer Tax Declaration 20120701606269**

PIN: 13-20-102-037-1006 | Property Transfer Date: 07/30/2012

**Tax Amounts**

	FULL ACTUAL CONSIDERATION	NET CONSIDERATION	TAX RATE	TAX	INTEREST	PENALTY	TOTAL AMOUNT DUE
CHICKEN	\$0.00	\$0.00	\$3.75 per \$500.00	\$0.00	\$0.00	\$0.00	\$0.00
...	\$0.00	\$0.00	\$1.50 per \$500.00	\$0.00	\$0.00	\$0.00	\$0.00
SUB TOTAL							\$0.00
TOTAL							\$0.00

Interest and penalties will be deferred until further notice

**Property Address**

3928 N AUSTIN AVE G-1  
 CHICAGO, IL 60634-2592  
 Cook (016)  
 Jefferson (71)  
 Section 20 Range 13



Doc#: 1222139046 Fee: \$0.00  
 Eugene "Gene" Moore  
 Cook County Recorder of Deeds  
 Date: 08/08/2012 10:22 AM Pg: 1 of 6

**Interest Transferred**

- Fee title

**Certifications**

- Chicago Building Registration Certificate: **Not Applicable**
- Chicago Zoning Compliance Certificate: **Not Required**
- Chicago Water Department Certification: **Received**

**Associated PINs**

**Calculations**

- Full Actual Consideration: **\$0.00**
- FMV Tangible Property: **\$0.00**
- FMV Intangible Property: **\$0.00**
- Property Transfer Date: **07/30/2012**
- Was value of mobile home included in FMVs: **No**
- Is any part of the transfer price contingent upon the occurrence of a future event or the attainment of future levels of financial performance: **No**

**Property Use**

Current: Parking Space  
 Intended: Parking Space

**Property Information**

- Lot Size: **08x19 Dimensions**
- Type of Deed: **Quit Claim**
- Buyer's principal residence? **No**
- Advertised for sale? **No**
- Identify only the items that apply to this sale

**Exemptions Taken**

State :  
 • [E] Transfer in which transfer prices were less than \$100

County :  
 • [E] Transfer in which transfer prices were less than \$100

City Buyer :  
 • [E] Transfer in which transfer prices were less than \$500

Was something given besides money? : **No**  
 Description :  
 Were delinquent real property taxes paid? : **No**  
 Description :



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Transfer of less than 100% interest

City Seller :

[E] Transfer in which transfer prices were less than \$500

Was something given besides money? : No

Description :

Were delinquent real property taxes paid? : No

Description :

Property of Cook County

Seller / Buyer

Escrow#

Buyer

Paul Serwatka  
XXXXXXXXXX  
XXXXXXXXXX  
XXXXXXXXXX  
312-388-8000  
3724 N. Oleander Chicago, IL 60634

Seller

Nenad Dragojlovich  
3938 N. Austin  
Chicago, IL 60634  
773-899-3235  
3724 N. Oleander Chicago, IL 60634

Buyer Mailing Address

For Tax Documents

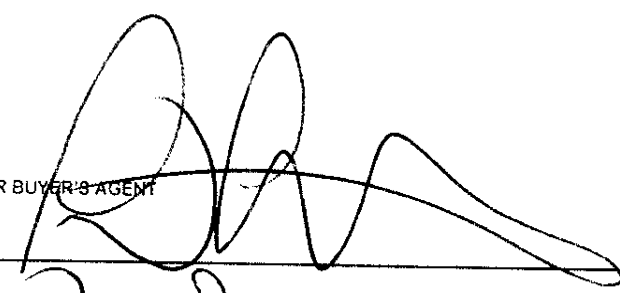
Paul Serwatka  
XXXXXXXXXX  
XXXXXXXXXX  
312-388-8000  
3724 N. Oleander Chicago, IL 60634

Preparer

Barry Kreisler  
Attorney  
Kreisler Law, P.C.  
2846 A North Milwaukee Avenue  
Chicago, IL 60618  
773-354-2400

Settlement Agency


BUYER OR BUYER'S AGENT

X   
PAUL SERWATKA

7.29.12

Date

SELLER OR SELLER'S AGENT

X   
NENAD DRAGOJLOVICH

07.29.12

Date