

# UNOFFICIAL COPY

## WARRANTY DEED

## ILLINOIS STATUTORY

Individual(s) to Individual(s)



Doc#: 1425450014 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/11/2014 08:38 AM Pg: 1 of 6

MAIL TO:

MICHELE A. ALJINDVIC  
77 W. WASHINGTON  
CHICAGO, IL 60602

NAME/ADDRESS OF TAXPAYER(S):

Ilija Miletic  
Ruzica Miletic  
Unit 3F P.O. Box 598148  
2405 West Balmoral Avenue  
Chicago, Illinois 60625  
60654

RECORDER'S STAMP

The Grantor, MATT CICICH, a single man, for the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** unto

ILIJIA MILETIC and RUZICA MILETIC, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

the following described property situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Permanent Index Number: 13-12-226-021-1019

Commonly Known As: Unit 3F, 2405 West Balmoral Avenue, Chicago, IL 60625 -2319

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2014 and subsequent.

In Witness Whereof, the said Grantor has caused his name to be signed to these presents this 21st day of August, 2014.

Return to:

PROPER TITLE, LLC  
180 N. LaSalle Street  
Ste. 2440  
Chicago, IL 60601

1071

PT14-02224

By: X Matt Cicich  
Matt Cicich

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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 **MATT CICICH**, 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 he signed and delivered the said instrument as his free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of August, 2014.

*Frances V. Owoc*

Notary Public



This instrument prepared by: John E. Lovestrand, Esq.  
JOHN E. LOVESTRAND, P.C.  
30 Green Bay Road  
Winnetka, IL 60093

Property of Cook County Clerk's Office

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JOHN LOVESTRAND

As an Agent for Fidelity National Title Insurance Company

30 GREEN BAY ROAD WINNETKA, IL 60093

Commitment Number: PT14\_02224AA3

## SCHEDULE C

### PROPERTY DESCRIPTION

Property commonly known as:  
2405 W. BALTMORAL AVE. UNIT 3F  
CHICAGO, IL 60625  
Cook County

The land referred to in this Commitment is described as follows:

#### PARCEL 1:

UNIT 2405-3F IN THE BALTMORAL COURTS CONDOMINIUMS III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
PART 1 OF PARCEL "A"

THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP OF LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST ALL IN ASSESSOR'S DIVISION OF THE SOUTH EAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT LYING EAST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTHEAST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF AND LYING SOUTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT;

ALSO

#### PART 2 OF PARCEL "A"

THE WEST 18 FEET OF THE SOUTH 84.74 FEET (AS MEASURED ALONG THE SOUTH AND WEST LINES) OF THE FOLLOWING, TAKEN AS A TRACT:

LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5

(EXCEPT THAT PART FALLING IN WESTERN AVENUE WIDENED) ALSO A STRIP OF LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT

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JOHN LOVETRAN  
As an Agent for Ticor Title Insurance Company  
30 GREEN BAY ROAD WINNETKA, IL 60093

Commitment Number:PT14\_02224AA3

**SCHEDULE C**  
(Continued)

0708915044, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P6 AND STORAGE SPACE S19, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915044.

13-12-226-021-1019

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2224

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REAL ESTATE TRANSFER TAX

02-Sep-2014



COUNTY:	47.50
ILLINOIS:	95.00
TOTAL:	142.50

13-12-226-021-1015 | 20140801626067 | 0-142-181-504

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REAL ESTATE TRANSFER TAX

02-Sep-2014



CHICAGO:	712.50
CTA:	285.00
TOTAL:	997.50

13-12-226-021-1013 | 20140801626067 | 1-373-747-328