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WARRANTY DEED

Tenancy in Common



1507747215D

Doc#: 1507747215 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/18/2015 02:48 PM Pg: 1 of 3

This Document Prepared by:
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KOZONIS & ASSOCIATES, LTD.
4849 NORTH MILWAUKEE AVENUE
SUITE 300
CHICAGO, ILLINOIS 60630

40017704 43

(3-17)

GRT

THIS INDENTURE made this **13th** day of **March, 2015** between **Dragan Kecman**, a married man, of 7811 West Argyle Street, Norridge, Illinois 60706 (the "Grantor"), and

Maja Brajic, as to a fifty percent (50%) interest, and **Dusko Pavlovic**, as to a fifty percent (50%) interest, as Tenants in Common,

(collectively, the "Grantee")

GRANTEE'S ADDRESS:

5922 North Clark Street
Chicago, Illinois 60660

THIS IS NON HOMESTEAD PROPERTY AS TO THE GRANTOR

WITNESSETH, that the Grantor, in consideration of the sum of TEN & 00/10 Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby remise, grant, sell, and convey unto the Grantee, in Tenancy in Common, the following described real estate situated in the **County of Cook** and **State of Illinois** known and described as follows, to wit:

AS LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: **13-11-402-060-1001**

Address of Real Estate: **3445 West Foster Avenue**
Unit #1
Chicago, Illinois 60625

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Together with the tenements and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances belonging thereto.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein received; and the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

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(A) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP DATED MARCH 31, 2005 AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ON APRIL 5, 2005 AS DOCUMENT NO. 0509517248; (B) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (C) ZONING AND BUILDING LAWS OR ORDINANCES; AND (D) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

DRAGAN KECMAN

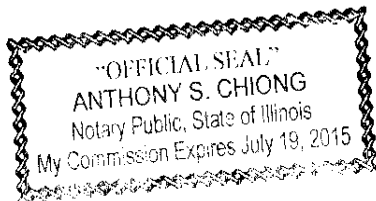
By _____

Dragan Kecman

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Dragan Kecman**, 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of March, 2015.




(Notary Public)



After recording, please mail to:

Loukas Kozonis, Esq.
4849 N. Milwaukee Avenue, #300
Chicago, Illinois 60630

Please send subsequent tax bills to:

Ms. Maja Brajic
5922 N. Clark Street
Chicago, Illinois 60660

REAL ESTATE TRANSFER TAX		16-Mar-2015
	CHICAGO:	675.00
	CTA:	270.00
	TOTAL:	945.00
13-11-402-060-1001 20150301669591 0-933-745-024		

13-11-402-060-1001 20150301669591 0-759-443-840		
 	TOTAL:	135.00
	ILLINOIS:	90.00
	COUNTY:	45.00
16-Mar-2015		

REAL ESTATE TRANSFER TAX

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EXHIBIT "A"

Legal Description

PARCEL 1:

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FOSTER CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0509517248, AS AMENDED, IN PARTS OF SECTIONS 11 AND 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office