



Prepared By:  
Andrew T. Hays  
55 W. Wacker Drive, 14<sup>th</sup> Floor  
Chicago, IL 60601

Doc#: 1509029030 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/31/2015 11:26 AM Pg: 1 of 4

Mail Tax Bills To:  
Franjo Mulac, Trustee  
5401 S. Hyde Park Blvd, #505  
Chicago, IL 60615

**GENERAL WARRANTY DEED**

*This Deed*, made and entered into on January 27, 2015, by and between **Grantors**: Franjo Mulac and Kate Mulac, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety; **Grantees**: Franjo Mulac, as trustee of the Franjo Mulac Revocable Trust and Kate Mulac, as the trustee of the Kate Mulac Revocable Trust, as joint tenants and not as tenants in common.

**Mailing Address of the Grantees**: 5401 S. Hyde Park Blvd, #505, Chicago, IL 60615

*Witnesseth*, that the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the Grantees, the following described Real Estate, situated in the County of Cook and State of Illinois, to-wit:

The Property commonly known as: 5401 S. Hyde Park Blvd, #1306, Chicago, IL 60615

PIN: 20-12-114-054-1074

See the Legal Description attached hereto as Exhibit A.

**To Have and To Hold** the same, together with all rights and appurtenances to the same belonging, unto the Grantees and to the heirs and assigns of such Grantees forever.

The Grantors hereby covenanting that Grantors and the heirs, executors, administrators, and assigns of such Grantors, shall and will **Warrant and Defend** the title to the premises unto the Grantees, and to the heirs and assigns of such Grantees forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

City of Chicago  
Dept. of Finance  
684925



Real Estate  
Transfer  
Stamp  
\$0.00

3/31/2015 11:10  
dr00764

Batch 9.636.857

CCRD REVIEWER

# UNOFFICIAL COPY

*In Witness Whereof*, the Grantors has or have hereunto set his hand or hands the day and year first above-written.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this January 27, 2015

*Franjo Mulac*  
Franjo Mulac

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this January 27, 2015

*Kate Mulac*  
Kate Mulac

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

On January 27, 2015 before me personally appeared Franjo Mulac and Kate Mulac, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

*In Testimony Whereof*, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, the day and year first above written.

*Andrew Hays*  
Notary Public  
My Commission Expires: 9/6/16

**Return Recorded Document to:**

Andrew Hays  
Hays Firm LLC  
55 W. Wacker Drive, 14<sup>th</sup> Floor  
Chicago, IL 60601



This transfer is exempt under the provisions of Paragraph (e) of 35 ILCS 200/31-45.

# UNOFFICIAL COPY

## EXHIBIT A

UNIT NUMBER 1306 IN THE 5401 SOUTH HYDE PARK CONDOMINIUM, AS  
DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND THE NORTH 20 FEET OF LOT 2 (EXCEPT THAT PART OF SAID LOTS  
TAKEN FOR ALLEY) IN JAMES MORGAN'S EAST END AVENUE SUBDIVISION IN  
THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE  
14 EASE OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH  
SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM  
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY,  
ILLINOIS, AS DOCUMENT NO. 24254360, AS AMENDED BY DOCUMENT NUMBER  
24266301; TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS, ALL 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 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 title to real estate under the laws of the State of Illinois.

Dated JAN 27, 2015

Signature: *Kate Mulac*  
Grantor or Agent

Subscribed and sworn to before me  
By the said KATE MULAC  
This 27 day of JAN, 2015  
Notary Public *Andrew Hays*



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 title to real estate under the laws of the State of Illinois.

Date JAN 27, 2015

Signature: *Kate Mulac*  
Grantee or Agent

Subscribed and sworn to before me  
By the said KATE MULAC  
This 27 day of JAN, 2015  
Notary Public *Andrew Hays*



**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.)