

UNOFFICIAL COPY

PREPARED BY:

Rita J. Thomas
30 N. Western Ave. (Rte. 31)
Carpentersville, IL 60110



Doc#: 1531312036 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/09/2015 01:57 PM Pg: 1 of 2

MAIL TAX BILL TO:

Nicole Duran
3121 W. Washington Blvd., Unit #1
Chicago, IL 60612

MAIL RECORDED DEED TO:

Suzanne Rusin
407 N. Northwest Hwy.
Palatine, IL 60067

WARRANTY DEED
Statutory (Illinois)

1/2
THE GRANTOR(S), Vladimir Meseldzija, married, of the City of Morton Grove, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Nicole Duran, an unmarried woman, of 4923 S. Laporte Ave Chicago IL 60638, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1:

Unit 1 in 3121 W. Washington Blvd. Condominiums, as delineated on a Plat of Survey of the following described tract of land: Lot 8 and the East 1.5 feet of Lot 9 (except those parts thereof taken for street) in Sub Block 3 in Howard's Subdivision of the North 2.309 acres of Block 23 in Lee and Others Subdivision of the Southwest 1/4 of Section 12, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document Number 0526334064, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space P-1, a limited common element as set forth in the Declaration recorded as Document 0526334064.

Permanent Index Number(s): 16-12-324-040-1001

Property Address: 3121 W. Washington Blvd., Unit #1, Chicago, IL 60612

Subject, however, to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

THIS IS NOT HOMESTEAD PROPERTY OF GRANTOR.

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

Dated this 28th day of October, 2015

Vladimir Meseldzija

Vladimir Meseldzija

Attorneys' Title Guaranty Fund, Inc.

1531312036

Chicago, IL 60612

Att: Search Department

S Y
P 2
S N
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STATE OF ILLINOIS)

COUNTY OF KANE)

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Vladimir Meseldzija, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Given under my hand and notarial seal, this 28th day of October, 2015

Rita J. Thomas
Notary Public

My commission expires: 12-20-18

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 03-Nov-2015



| | |
|---------------|---------------|
| COUNTY: | 95.00 |
| ILLINOIS: | 190.00 |
| TOTAL: | 285.00 |

16-12-324-040-1001 | 20151001638675 | 0-525-305-920

REAL ESTATE TRANSFER TAX 03-Nov-2015



| | |
|---------------|-----------------|
| CHICAGO: | 1,425.00 |
| CTA: | 570.00 |
| TOTAL: | 1,995.00 |

16-12-324-040-1001 | 20151001638675 | 0-056-854-592