



Doc#: 1601218056 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/12/2016 03:26 PM Pg: 1 of 5

WARRANTY DEED

THE GRANTOR(S): **MASE JUKIC
AND JASMINKA JUKIC, WIFE
AND HUSBAND**, for and in
Consideration of TEN
DOLLARS(\$10.00) and other
good and valuable
consideration in hand paid,
convey(s) and warrant(s)
to: **STELLAR PROPERTY
GROUP INC. 4020 NORTH
PULASKI RD. CHI. IL. 60641
AN ILLINOIS CORPORATION**
the following described Real
Property located in Cook County,
State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to covenants, conditions and restrictions of record; utility easements;
building and zoning ordinances and general taxes for the year ~~2012~~²⁰¹⁵ and subsequent
years, Condominium Declaration and Bylaws and condominium assessments

PIN # 14-07-303-044-1001

Commonly Known As: **Unit 1S, 5107 North Lincoln Avenue Chicago, Illinois
60625**, waiving all rights under and by virtue of the Homestead Laws of the State
of Illinois, to have and to hold said premises forever as tenants by the entirety.
DATED THIS _____ Day of JUNE 2015.

[Signature]
MASE JUKIC

[Signature]
JASMINKA JUKIC

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State
of Illinois, does hereby certify that **MASE JUKIC AND JASMINKA JUKIC, HUSBAND
AND WIFE**, known by 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 set forth, including the release
and waiver of their right of homestead.
Given under my hand and seal this 8TH DAY OF SEPTEMBER 2015.

[Signature]
Notary Public



Instrument prepared by: Jos. A. Semerling 3805 N. Lincoln
RETURN TO: MAIL TAX BILLS TO:

*Mazek Law Group LLC
3805 N. Lincoln
Chicago, IL 60613*

*Stellar Property
5107 N. Lincoln Ave, Unit 1S
Chicago, IL 60625*

Rusto

UNOFFICIAL COPY**Legal Description**

**UNIT NUMBER C1 IN THE I TERRAZI COMMERCIAL CONDOMINIUM AS
DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

PARCEL 1 :

THAT PART OF SAID LOTS 6 AND 7, (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 7) IN BLOCK 3 IN PORTSMAN ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE WEST 12 ACRES OF THE NORTH 31.21 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO KNOWN AS LOTS 6 AND 7 IN THE SUBDIVISION BY CLARA BECKER OF LOT 3 OF THE WEST 12 ACRES AFORESAID, LYING ABOVE A HORIZONTAL PLANE OF +28.26 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +41.48 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : BEGINNING AT A POINT 7.99 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7 AND 0.75 FEET EAST OF THE EAST LINE OF N. WESTERN AVENUE, SAID EAST LINE BEING A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 7, AFORESAID; THENCE EAST, 6.50 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 3.98 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 22.78 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 19.13 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 3.59 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 3.70 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 25.89 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 18.85 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2 :

THAT PART OF SAID LOTS 6 AND 7, (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 7) IN BLOCK 3 IN PORTSMAN ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE WEST 12 ACRES OF THE NORTH 31.21 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO KNOWN AS LOTS 6 AND 7 IN THE SUBDIVISION BY CLARA BECKER OF LOT 3 OF THE WEST 12 ACRES AFORESAID, LYING ABOVE A HORIZONTAL PLANE OF +28.26 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +41.15 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : BEGINNING AT A POINT 5.56 FEET SOUTH OF THE NORTH LINE OF SAID LOT 6 AND 0.75 FEET EAST OF THE EAST LINE OF N. WESTERN AVENUE, SAID EAST LINE BEING A LINE 50.0 FEET EAST OF THE WEST LINE OF SECTION 7, AFORESAID; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 18.82 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 25.86 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 3.70 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.06 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 0.47 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 5.92 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 6.27 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 19.63 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 12.42 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 15.04 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 2.34 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 7.34 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 2.34 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 29.61 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 4.04 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.58 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0426719089 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME

There are no tenants in the building with the right of first refusal.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 12-Jan-2016



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-07-303-044-1001 | 20160101659699 | 1-928-518-720

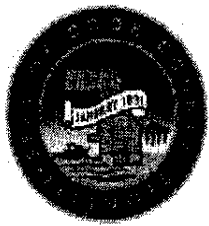
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

12-Jan-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-07-303-044-1001 | 20160101659699 | 0-452-058-176

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STATEMENT BY GRANTOR AND GRANTEE

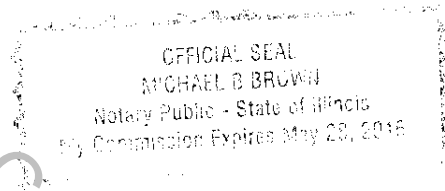
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 ILLINOIS.

DATED: Sept 08. 2015

SIGNATURE: [Signature]
GRANTOR OR AGENTS

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: [Signature]



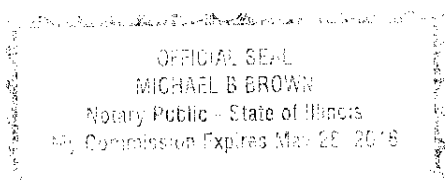
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 ILLINOIS.

DATED: Sept 08. 2015

SIGNATURE: [Signature]
GRANTOR OR AGENTS

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: [Signature]



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE QUILTY OF CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.