

# UNOFFICIAL COPY

Doc#: 1604708149 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/16/2016 01:39 PM Pg: 1 of 3

Dec ID 20160201668141  
ST/CO Stamp 1-647-563-328 ST Tax \$170.00 CO Tax \$85.00  
City Stamp 0-197-153-344 City Tax: \$1,785.00

## WARRANTY DEED

Statutory (Illinois)

### THE GRANTORS:

**CHERYL ELAINE KALENT**  
f/k/a **CHERYL E. ALBINIAK,**

An unmarried woman,  
of the City of Chicago,  
State of Illinois, for and  
in consideration of Ten and  
no/100 Dollars (\$10.00) in  
hand paid, and other good  
and valuable consideration,  
CONVEY and WARRANT to  
**MILOS KOVACEVIC**

155 King Muir Road, Lake Forest, Illinois 60045

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

SEE LEGAL DESCRIPTION ATTACHED

Subject to the following permitted exceptions, if any,: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2015 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser. 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.

**STREET ADDRESS: 3950 W. Bryn Mawr Avenue, Unit 301 Chicago, Illinois 60659**

**PIN: 13-02-300-009-1011**

DATED THIS 9<sup>th</sup> DAY OF JANUARY, 2016.

*Cheryl Elaine Kalent F/K/A Cheryl E. Albiniake*  
**CHERYL ELAINE KALENT F/K/A CHERYL E. ALBINIAK**

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

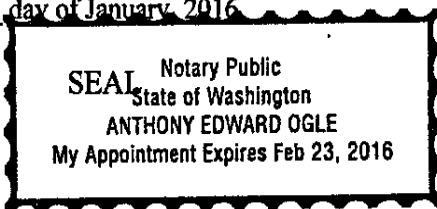
BW 15 - 26733 1022

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State of Washington, County of King ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHERYL ELAINE KALENT F/K/A CHERYL E. ALBINIAK, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9<sup>th</sup> day of January, 2016

*Anthony Edward Ogle*  
 NOTARY PUBLIC




This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

D. DANIELLE GRIC  
 6767 N. Milwaukee #202  
 NILES IL 60714



Send Subsequent Tax Bills To:

Milos Kovacevic  
 3950 W. Bryn Mawr Ave.  
 Unit 301  
 Chicago IL 60659

REAL ESTATE TRANSFER TAX	09-Feb-2016
 CHICAGO:	1,275.00
CTA:	510.00
<b>TOTAL:</b>	<b>1,785.00 *</b>

13-02-300-009-1011 | 20160201668141 | 0-197-153-344

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

REAL ESTATE TRANSFER TAX	09-Feb-2016
 COUNTY:	85.00
 ILLINOIS:	170.00
<b>TOTAL:</b>	<b>255.00</b>

13-02-300-009-1011 | 20160201668141 | 1-647-563-328

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## EXHIBIT "A"

### PARCEL 1:

**UNIT 301 IN CONSERVANCY AT NORTH PARK CONDOMINIUM IV AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:**

**THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 533 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 131.91 FEET; THENCE SOUTH 70.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 70.5 FEET, THENCE EAST 89.0 FEET, THENCE NORTH 78.0 FEET, THENCE EAST 10 FEET, THENCE NORTH 48 FEET, THENCE WEST 10 FEET, THENCE NORTH 78.0 FEET, THENCE WEST 89 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95171295 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

### PARCEL 2:

**THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 301 AND STORAGE SPACE 301 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95171295.**

### PARCEL 3:

**EASEMENT FOR THE BENEFIT OF THE PROPERTY SET FORTH IN THE MASTER DECLARATION RECORDED OCTOBER 28, 1994 AS DOCUMENT 94923180 INCLUDING EASEMENTS FOR INGRESS AND EGRESS OVER COMMON PROPERTY AND THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95171295.**