

# UNOFFICIAL COPY



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Doc# 1701822116 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2017 12:52 PM PG: 1 OF 4

## WARRANTY DEED

### This Document Prepared by:

Laura A. Masterson  
Harrison & Held, LLP  
333 West Wacker Drive, Suite 1700  
Chicago, Illinois 60606

### After Recording mail to:

William J. Gross  
Prospect Law Group, LLC  
41 S. Prospect Avenue, Suite 201  
Park Ridge, Illinois 60068

### Send Tax Bills to:

Ljiljana Draganic and Milena Gacesa  
744 Seward St  
EVANSTON IL 60202

### PIN:

11-19-324-005-0000

(The above space for Recorder's use only)

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**THIS WARRANTY DEED** is made as of this 12th day of January, 2017, between Michael McCauley, a married man, whose address is 1132 Cherry Street, Winnetka, Illinois ("Grantor") and Ljiljana Draganic and Milena Gacesa, as joint tenants, whose address is 1200 N. Ashland Avenue, Chicago, Illinois ("Grantee").

**WITNESSETH**, that the Grantor, for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby CONVEY, WARRANT, REMISE and RELEASE unto the Grantee, its heirs and successors forever, all the real property, together with improvements, if any, to the real estate described on **Exhibit A** attached hereto (the "Property"), subject only to covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessment confirmed or unconfirmed; and general real estate taxes not yet due and payable at the time of Closing (collectively, the "Permitted Exceptions").

**TOGETHER** with all and singular the hereditaments and appurtenances thereto 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 and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances;

**AND TOGETHER** with all improvements on the Property and all rights, easements and interests appurtenant to the Property;

**TO HAVE AND TO HOLD** the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successor and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, except for claims arising from Permitted Exceptions.

[THIS IS NOT HOMESTEAD PROPERTY]

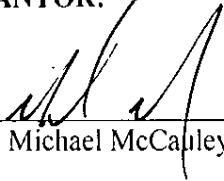
[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the date set forth above.

GRANTOR:

By:   
Michael McCauley

Property of Cook County Clerk's Office

CITY OF EVANSTON 031188

Real Estate Transfer Tax  
City Clerk's Office

**PAID**

Jan 11, 2017 AMOUNT \$ 2,550.00

Agent: 

REAL ESTATE TRANSFER TAX

18-Jan-2017



COUNTY: 255.00  
ILLINOIS: 510.00  
TOTAL: 765.00

11-19-324-005-0000 | 20170101699432 | 0-812-190-912

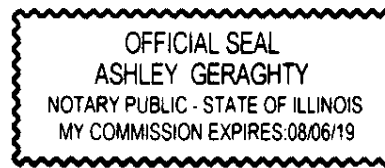
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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that MICHAEL MCCAULEY personally known to me, and 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of January 12, 2017

Ashley Geraghty  
Notary Public



Commission expires: 08/06/19

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## EXHIBIT A LEGAL DESCRIPTION

LOT 2 IN THE RESUBDIVISION OF LOTS 6 AND 7 IN BLOCK 6 IN OSBORN AND SKILLMAN'S SUBDIVISION OF THE SOUTH 12 AND 1/2 ACRES OF LOT 9 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 724 Seward Street, Evanston, Illinois 60202

PIN: 11-19-324-005-0000

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