

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

MAIL TO:

PETER FRICANO, ATTY.
2631 N. PINE AVE.
ARLINGTON HTS., IL 60004

TAX BILL TO:

COSTA PROPERTIES, LLC
1030 E. CARNIVAL LN.
MT. PROSPECT, IL 60056



Doc# 1713734109 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/17/2017 03:53 PM PG: 1 OF 3

THE GRANTOR **Dragan Jovanovic and Milica Jovanovic, husband and wife, as joint tenants**, of 8919 N Wisner Street, Niles, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to **Costa Properties, LLC**, of 3632 N Pulaski Rd., Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2nd installment 2016 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable

PERMANENT INDEX NUMBER: 12-24-109-032-0000

PROPERTY ADDRESS: 3605 N. Ottawa Ave, Chicago, IL 60634

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

DATED THIS 3rd DAY OF MAY, 2017

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Dragan Jovanovic
Dragan Jovanovic

Milica Jovanovic
Milica Jovanovic

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **Dragan Jovanovic and Milica Jovanovic** are personally known to me to be the same person(s) whose name(s) is 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 5th Day of May, 2017.


Commission expires 08/13/18

Bozena Paiz
NOTARY PUBLIC





Prepared by:

Alicja M. Sroka
Alicja M. Sroka & Associates, P.C.
Attorney at Law
7742 W. Higgins, Unit C102
Chicago, Illinois 60631

REAL ESTATE TRANSFER TAX		17-May-2017
	CHICAGO:	5,812.50
	CTA:	2,325.00
	TOTAL:	8,137.50 *

12-24-109-032-0000 | 20170401643452 | 1-472-056-512
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-May-2017
	COUNTY:	387.50
	ILLINOIS:	775.00
	TOTAL:	1,162.50

12-24-109-032-0000 | 20170401643452 | 1-472-516-544

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LEGAL DESCRIPTION

EXHIBIT A

The West half of Lot 16 and all of Lot 17, in Block 6, in Volk Brothers Mahler Estates, being a subdivision of the Northwest quarter, North and South of Indian Boundary line of Section 24, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded February 3, 1926 as document no. 9169024, in Cook County, Illinois.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

12-24-109-032-0000

3605 N. Ottawa Ave, Chicago, IL 60634

Property of Cook County Clerk's Office