

# UNOFFICIAL COPY

Doc#: 1714616054 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/26/2017 09:35 AM Pg: 1 of 2

Dec ID 20170501660006  
ST/CO Stamp 1-116-154-304 ST Tax \$73.00 CO Tax \$36.50

400316786 (2/37)

WARRANTY DEED  
ILLINOIS STATUTORY  
Individual

GIT

THE GRANTOR(S), Marsha ~~X~~ Thomas, a single woman, of Smyrna, Georgia, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Marijana Zelenovic, of 7851 Ogden Ave., Lyons, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

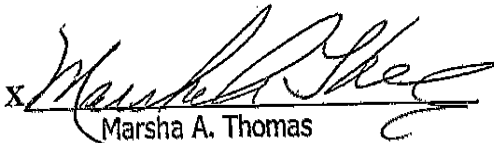
*\* not a party to a civil union*  
UNIT 214-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN AVENUE TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 26215038, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing;

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

Permanent Real Estate Index Number(s): 16-07-406-023-1001  
Address(es) of Real Estate: 214 S. Oak Park, Unit 1, Oak Park, IL 60302

Dated this 10<sup>th</sup> day of May, 20 17

  
Marsha A. Thomas

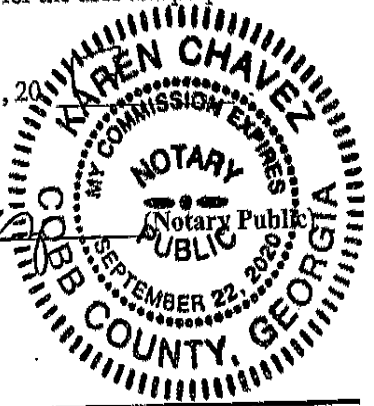
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STATE OF GA, COUNTY OF Cobb ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marsha A. Thomas, personally known 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of May, 2017

*Karen Chavez*



Prepared by:  
Richard A. Duffin  
Duffin & Dore, LLC  
1900 Ravinia  
Orland Park, IL 60462


Mail to:  
Neil Kaiser  
716 Lee Street  
Des Plaines, IL 60016

Name and Address of Taxpayer:  
Marijana Zelenovic  
214 S. Oak Park, Unit 1  
Oak Park, IL 60302

REAL ESTATE TRANSFER TAX		23-May-2017
COUNTY:		36.50
ILLINOIS:		73.00
TOTAL:		109.50
16-07-406-023-1001   20170501660006   1-118-154-304		

**Real Estate Transfer Tax**

\$584.000



[www.oak-park.us](http://www.oak-park.us)