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Doc# 1715801099 Fee \$42.00

**WARRANTY DEED**  
(INDIVIDUAL TO INDIVIDUAL)

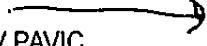
TT17-22732

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2017 03:21 PM PG: 1 OF 3

MAIL TO:  **TEK TITLE LLC**  
TOMISLAV PAVIC 217 N JEFFERSON ST # 601  
175 N HARBOR DR #4402 CHICAGO, IL 60661  
CHICAGO, IL 60601  
NAME & ADDRESS OF TAXPAYER:  
TOMISLAV PAVIC  
175 N HARBOR DR #4402  
CHICAGO, IL 60601

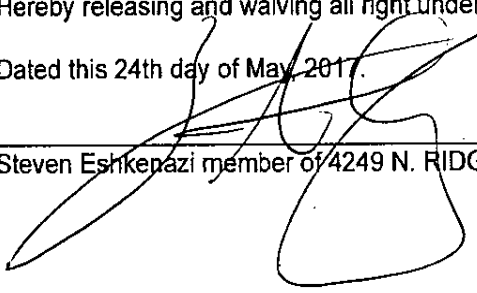
GRANTOR(S), 4249 N. RIDGEWAY AVE, LLC, of CHICAGO, in the County of Cook, in the State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), TOMISLAV PAVIC, A BACHELOR of 175 N Harbor Drive #4402, Chicago, IL 60601, the following described real estate:


SEE EXHIBIT "A" ATTACHED HERETO

Permanent Index Number: 13-14-314-004  
Property Address: 4249 N RIDGEWAY Ave., CHICAGO, IL 60618

SUBJECT TO: General real estate taxes for the year 2016 and subsequent years; Zoning and Building Laws and Ordinances; Building, Building Lines, Restrictions, Conditions, Covenants and Easements of record.  
Hereby releasing and waiving all right under and by virtue of Homestead Exemption Laws of the State of Illinois.



Dated this 24th day of May, 2017.

 (Seal)  
Steven Eshkenazi member of 4249 N. RIDGEWAY AVE, LLC

REAL ESTATE TRANSFER TAX		06-Jun-2017
	CHICAGO:	2,625.00
	CTA:	1,050.00
	TOTAL:	3,675.00 *

13-14-314-004-0000 | 20170501661447 | 1-673-107-904

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

REAL ESTATE TRANSFER TAX		06-Jun-2017
 	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
13-14-314-004-0000   20170501661447   1-372-101-056		

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CCRD REVIEW

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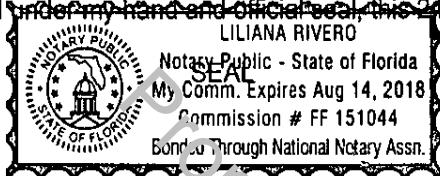
State of Illinois )

) SS

County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven Eshkenazi member of 4249 N. RIDGEWAY AVE, LLC, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 24th day of May, 2017.



*AR*

Notary Public

My Commission expires: 8/14/2018

This instrument was prepared by the Law Offices of The Law Offices Of Deborah S. Ashen Ltd., 217 N. Jefferson St. Suite 601, Chicago, IL 60661.

Property of Cook County Clerk's Office

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## EXHIBIT "A" LEGAL DESCRIPTION

LOT 5 AND THE SOUTH 1/2 OF LOT 4 IN BLOCK 11 IN WALKER'S SUBDIVISION OF BLOCKS 1 TO 31, INCLUSIVE OF W.B. WALKER'S ADDITION TO CHICAGO IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

13-14-314-004

4249 N RIDGEWAY AVE, CHICAGO, ILLINOIS 60618

Property of Cook County Clerk's Office