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SPECIAL
WARRANTY
DEED

Doc# 1720201339 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/21/2017 03:20 PM PG: 1 OF 3

FIRST AMERICAN TITLE

FILE # 2865907

1/3

THIS INDENTURE WITNESSETH, that the Grantors, **Michelle Richards**, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby REMISES, RELEASES, ALIENS AND CONVEYS unto to **Nikola Delic**, whose mailing address is 4405 N. SACRAMENTO AVE #3, CHICAGO, Illinois, the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to-wit:


UNIT NUMBER 4405-3A IN RAVENSWOOD POINTE CONDOMINIUM AS DELINEATED ON THE FLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 22, 23, 24 AND 25 IN BLOCK 61 IN RAVENSWOOD MANOR, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 9, 1998 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 98022258, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. F/K/A UNIT 4405-3 "A" IN UNITED HOUSING SOCIETY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 22 TO 25 INCLUSIVE, IN BLOCK 61 IN RAVENSWOOD MANOR SUBDIVISION OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87447021 AND AS AMENDED BY DOCUMENT 88059036 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; special taxes or assessments confirmed after the Contract date; conditions and covenants, of record; zoning laws and ordinances which conform to the present usage of the premises; building lines; Public and

S Y
P 3
S N
SC Y
INTA


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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	19-Jul-2017
	
CHICAGO:	727.50
CTA:	291.00
TOTAL:	1,018.50 *

13-13-129-039-1016 | 20170701691813 | 0-479-915-456

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

REAL ESTATE TRANSFER TAX	19-Jul-2017
	
COUNTY:	48.50
ILLINOIS:	97.00
TOTAL:	145.50

13-13-129-039-1016 | 20170701691813 | 1-206-164-928

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Utility Easements which serve the premises; existing leases and tenancies; special government taxes or assessments for improvements not yet completed; acts done by or suffered through Buyer.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *NOT A HOMESTEAD PROPERTY.

Property Address: 4405 N. Sacramento Ave., Unit 3A
Chicago, IL 60625

Property Index Number: 13-13-129-039-1016

Grantor warrants that the said real estate is free of any encumbrance made or suffered by Grantor except as may be set forth herein, and that Grantor shall warrant and defend the same to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other.

Dated this 13 th day of July, 2017.

Michelle G. Richards
MICHELLE RICHARDS

STATE OF ~~ILLINOIS~~ NY)
)SS:
COUNTY OF Bronx)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **Michelle Richards**, personally known to me to be the same **person(s)** whose **name(s)** are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that **they** signed and delivered the said instrument as **their** free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 13 day of July, 2017.

Hazel Romero
Notary Public

This document prepared by:
Law Offices of Ian B. Hoffenberg LLC
123 N. Wacker Dr., Ste. 1600
Chicago, IL 60606

After recording return to:
Nikola Delic
4405 N. Sacramento Ave., Unit 3A
Chicago, IL 60625

Send future tax bills to:
Nikola Delic
4405 N. Sacramento Ave., Unit 3A
Chicago, IL 60625

