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C.T.I./W
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1083

Doc#: 1802508000 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/25/2018 08:53 AM Pg: 1 of 3

Dec ID 20180101687487
ST/CO Stamp 0-151-912-992 ST Tax \$250.00 CO Tax \$125.00
City Stamp 1-896-743-456 City Tax: \$2,625.00

WARRANTY DEED Statutory (ILLINOIS)

REAL ESTATE TRANSFER TAX		20-Jan-2018
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00
14-33-106-016-1027 20180101687487 0-151-912-992		

REAL ESTATE TRANSFER TAX		20-Jan-2018
	CHICAGO:	1,875.00
	CITY:	750.00
	TOTAL:	2,625.00 *
14-33-106-016-1027 20180101687487 1-896-743-456		

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

Above Space for Recorder's Use Only

THE GRANTOR, MARY A. HERBSTTRITT f/k/a MARY ANNE MORRISSEY, of River Forest, Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to **DUSAN MILICEVIC** and **CENGIZ B. PIRGUN**, of LaGrange Park, Illinois, **GRANTEES**, as joint tenants with right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 413 AND THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-36, A LIMITED COMMON ELEMENT, IN THE BELDEN CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 1 IN FOSTER SUBDIVISION OF THAT PART OF BLOCK 3 LYING SOUTH OF THE EAST AND WEST CENTER LINE OF BLOCKS 2 AND 3 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THAT PART OF LOT 8 (EXCEPT THE EAST 126 FEET THEREOF) IN BLOCK 2 IN PETERBORO TERRACE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 2 IN CANAL TRUSTEES' SUBDIVISION AFORESAID.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0321345012; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

Permanent Real Estate Index Number: 14-33-106-016-1027

Address of Real Estate: 350 W. Belden Ave., Unit 413, Chicago, Illinois 60614

Belden

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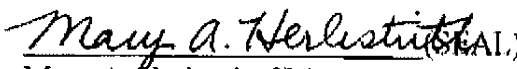
SUBJECT TO THE FOLLOWING, IF ANY:

Grantors hereby release and waive any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(i) Current non-delinquent real estate taxes and taxes for subsequent years; (ii) special taxes or assessment for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (iii) the Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 seq., including all amendments thereto; (iv) the Declaration, including all amendments and exhibits attached thereto; (v) public, private and utility easements recorded at any time prior to Closing (as herein defined) including any easements established by or implied from the Declaration or amendments; (vi) covenants, conditions, restrictions, easements, agreements, grants, building lines and restrictions of record, including without limitation those contained in documents recorded with the Cook County Recorder as Document Nos. 89544441, 89563481, 91616961, which are that certain Amended and Restated Easement Agreement regarding certain portions of the Total Parcel, as well as certain portions of the parking areas relating to the building on the parcel immediately east of the Total Parcel including the shared use and maintenance of the same as well as utilities and services; (vii) terms and conditions of that certain Declaration of Covenants, Conditions, Restrictions, and Reciprocal Easements dated the 1st day of July, 2003, and recorded on July 24, 2003, as Document Number 0320503075, and re-recorded on July 31, 2003 as Document Number 0321219098, as amended from time to time, including all amendments and exhibits attached thereto (the "Reciprocal Easement Agreement"), regarding the shared use and maintenance between the Condominium and the commercial portion of the Total Parcel; (viii) applicable building and zoning laws, statutes, ordinances and restrictions; (ix) leases and licenses affecting Common Elements; (x) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; (xi) matters over which the Title Company is willing to insure; (xii) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and Grantee's mortgage, if any.

TO HAVE AND TO HOLD said Real Estate as joint tenants with right of survivorship forever.

DATED this 16th day of January, 2018.


Mary A. Herbstritt f/k/a
Mary Anne Morrissey

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The undersigned has executed this deed for the purpose of releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Brian T. Herbstritt
Brian T. Herbstritt

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary A. Herbstritt f/k/a Mary Anne Morrissey and Brian T. Herbstritt 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of January, 2018.



Deborah L. Keefer
NOTARY PUBLIC

This instrument prepared by: Walter W. Morrissey
Lillig & Thorsness, Ltd.
1900 Spring Road, Suite 200
Oak Brook, IL 60523

MAIL TO:
~~Lillig & Thorsness, Ltd.~~ Jennifer Hayes
~~1900 Spring Road, Suite 200~~ Codulis & Assoc.
~~Oak Brook, IL 60523~~ 1510030 N. Frontage Rd
Burr Ridge, IL
60527

SEND SUBSEQUENT TAX BILLS TO:
Dusan Milicev and Cengiz B. Pirgun
350 W. Belden Ave., Unit 413
Chicago, IL 60614