

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1825019337 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/07/2018 12:58 PM Pg: 1 of 3

*This instrument was prepared by:*  
Kevin C. Wille, Esq.  
Demchenko & Kashuba LLC  
2 Northfield Plaza, Suite 310  
Northfield, IL 60093

Dec ID 20180801654606  
ST/CO Stamp 0-591-417-504 ST Tax \$570.00 CO Tax \$285.00

THE GRANTOR, **Anna Litvin, an unmarried woman**, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, **Sara Radovanovic, married**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 6, 7, 8, 9 AND 10 (EXCEPT THE SOUTH 49.0 FEET OF SAID LOTS 6, 7, 8, 9 AND 10) IN BLOCK 2 IN RANDVIEW HIGHLANDS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 07-34-106-029-0000

Address of Real Estate: 719 N. Pine Street, Mount Prospect, IL 60056;

~~SUBJECT TO: all and singular state taxes for 2018 and sub. or ant. years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities, acts of the Grantor. See Exhibit A.~~

DATED this 4th day of September, 2018.

Signature: *Anna Litvin*  
ANNA LITVIN

*AMJ  
09/08/2018*

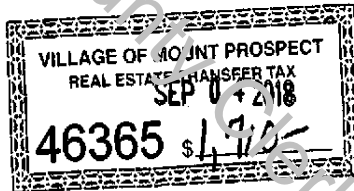
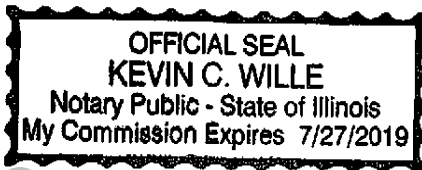
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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ANNA LITVIN personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed 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 4<sup>th</sup> day of September, 2018.

*Kevin C. Wille*  
Notary Public



**MAIL TO:**

719 N. Pine street  
Mount Prospect, IL 60056  
Attn: Sasa Radovanovic



**SEND SUBSEQUENT TAX BILLS TO:**

Sasa Radovanovic  
719 N. Pine street  
Mount Prospect, IL 60056

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Exhibit A.

Title when conveyed will be good and merchantable, subject only to: Covenants, conditions and restrictions of record, provided they are not violated, do not contain any right of reverter, and do not interfere with the current use and enjoyment of the Property as a single family home; building lines and utility easements of record, if any, provided they are not violated and, in the case of utility easements are located solely at the perimeter of the Property and do not underlie the improvements; and general real estate taxes not due and payable at the time of Closing.

REAL ESTATE TRANSFER TAX		07-Sep-2018	
		COUNTY:	285.00
		ILLINOIS:	570.00
		TOTAL:	855.00
03-34-106-029-0000	20180801654606	0-591-417-504	

Property of Cook County Clerk's Office