

# UNOFFICIAL COPY

This document was prepared by:

Rosalie Selinger Murphy, Esq.

After recording, mail to:

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Skokie IL 60076



\*1828834028\*

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AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/15/2018 10:33 AM PG: 1 OF 4

This space is for RECORDER'S use only.

## WARRANTY DEED

**ZINA KATOVICH, an unmarried woman ("Grantor")**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** unto **ZINA KATOVICH, or her successors in trust, as trustee of the ZINA KATOVICH 2018 DECLARATION OF TRUST ("Grantee")**, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Subject to all easements, restrictions, reservations, covenants, and conditions of record.


Address of Property: 6530 W. Irving Park Road Unit 505, Chicago, IL 60634

Permanent Index Number: 13-18-409-034-1035

Address of Grantee: 6530 W. Irving Park Road Unit 505, Chicago, IL 60634

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set in hand and sealed this 27<sup>th</sup> day of February, 2018.

(SEAL)

  
ZINA KATOVICH

### REAL ESTATE TRANSFER TAX

15-Oct-2018



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

13-18-409-034-1035

20181001606821

1-403-671-712

### REAL ESTATE TRANSFER TAX

15-Oct-2018



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

13-18-409-034-1035 | 20181001606821 | 0-699-028-640

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

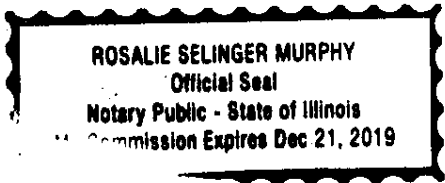
CCRD REVIEW 

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, CERTIFY THAT ZINA KATOVICH, 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 the grantor signed and delivered this instrument as the free and voluntary act of the grantor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of February, 2018.



*Rosalie Selinger Murphy*  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:

Zina Katovich, Trustee  
6530 W. Irving Park Road Unit 505  
Chicago, IL 60634

EXEMPT UNDER 35 ILCS 200/31-45  
PARAGRAPH E, AND COOK COUNTY  
AND CITY OF CHICAGO  
UNDER PARAGRAPH E.

*Rosalie Selinger Murphy*  
Legal Representative

Dated: February 27, 2018

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## Exhibit A Legal Description

### PARCEL 1:

UNIT 505 IN MERRIMAC SQUARE CONDOMINIUM NUMBER 3 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 AND 4 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 22, 1992 AS DOCUMENT 92042350; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 1993 AS DOCUMENT 93337398, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND AS SET FORTH AND DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1991 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE, 1992 AND KNOWN AS TRUST NUMBER 10346, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-38 AND STORAGE SPACE NUMBER S-35, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93337398, IN COOK COUNTY, ILLINOIS.

### Property Address:

6530 W Irving Park Road, #505  
Chicago, IL 60634

# UNOFFICIAL COPY

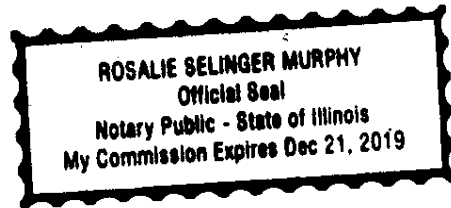
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's knowledge, the name of the grantee shown on the deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: Feb 27, 2018

Signature: *Zina Katovich*  
ZINA KATOVICH

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID ZINA KATOVICH THIS 27 DAY OF February, 2018.



Notary Public: *Rosalie Selinger Murphy*

The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: Feb 27, 2018

Signature: *Zina Katovich*  
ZINA KATOVICH, TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID ZINA KATOVICH THIS 27 DAY OF February, 2018



Notary Public: *Rosalie Selinger Murphy*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]  
4833-6657-1102, v. 1