

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc# 1914345047 Fee \$98.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/23/2019 11:40 AM PG: 1 OF 3

This Document Prepared by:

Miroslava Pavlovic  
5922 N. Clark St.  
Chicago, Illinois 60660

THIS INDENTURE, made this 9th day of May, 2019 between 5726 North Hermitage Condominium Association, an Illinois not-for-profit corporation, having its principal place of business at 5726 North Hermitage Avenue, Chicago, Illinois 60660 (the "Grantor"), and

Miroslava Pavlovic

(the "Grantee")

GRANTEE'S ADDRESS:

5922 North Clark St., Chicago, Illinois 60660

WITNESSETH, that the Grantor, in consideration of the sum of TEN & 00/10 Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby remise, grant, sell and convey unto the Grantee, the following described real estate, situated in the County of Cook and State of Illinois known as and legally described as follows:

UNIT 2W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5726 NORTH HERMITAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25139893, IN THAT PART OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-06-407-054-1004

Address of Real Estate: 5726 North Hermitage, Unit 2W, Chicago, Illinois 60660

Together with the tenements and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein received; and the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes for the year 2018 and subsequent years;
- (b) covenants, conditions and restrictions of record; public and utility easements;
- (c) the Declaration of Condominium Ownership affecting the subject property; and
- (d) acts of grantee.

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In Witness Whereof, the Grantor has caused its name to be signed to these presents by its President and Secretary the day and year first above written.

**5726 North Hermitage Condominium Association,**  
an Illinois not-for-profit corporation

By *Slobodan Pavlovic*  
Slobodan Pavlovic  
Its: President

By *Miroslava Pavlovic*  
Miroslava Pavlovic  
Its: Secretary

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Slobodan Pavlovic and Miroslava Pavlovic**, President and Secretary, respectively, of **5726 North Hermitage Condominium Association**, a not-for-profit corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this **9<sup>th</sup>** day of **May**, 2019.



*Susan C. Gonzales* (Notary Public)

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E SECTION 31-45, OF THE PROPERTY TAX CODE

Date: May 13<sup>th</sup>, 2019

*Miroslava Pavlovic*  
Buyer, Seller or Representative

After recording, please mail to:

Miroslava Pavlovic  
5922 N. Clark St.  
Chicago, IL 60660

Please send subsequent tax bills to:

Miroslava Pavlovic  
5922 N. Clark St.  
Chicago, IL 60660

REAL ESTATE TRANSFER TAX	23-May-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	23-May-2019
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

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

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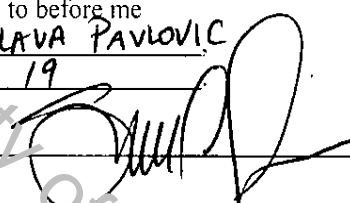
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 title to real estate under the laws of the State of Illinois.

Dated 05/21/19 Signature: Miroslava Pavlovic  
Grantor or Agent

Subscribed and sworn to before me  
by the said MIROSLAVA PAVLOVIC  
dated May 21, 19

Notary Public \_\_\_\_\_

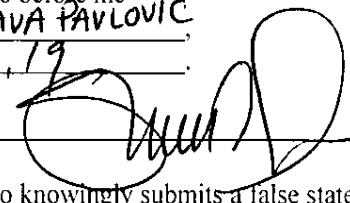


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated 05/21/19 Signature: Miroslava Pavlovic  
Grantee or Agent

Subscribed and sworn to before me  
by the said MIROSLAVA PAVLOVIC  
dated May 21, 19

Notary Public \_\_\_\_\_



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**