

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS

Doc#: 2005806074 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/27/2020 01:10 PM Pg: 1 of 2

Dec ID 20200201621153
ST/CO Stamp 1-869-844-320 ST Tax \$500.00 CO Tax \$250.00
City Stamp 0-471-863-136 City Tax: \$5,250.00

Above Space for Recorder's Use Only

THE GRANTORS, **Branislav Simic, a married man***, and **Jordan Apostolov, 9 Single, MAN** of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid.

CONVEY and WARRANT to **Zion Investments LTD, an Illinois**, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

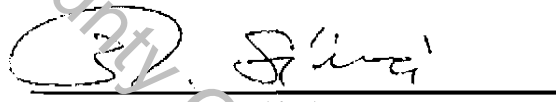
Permanent Real Estate Index Number: 13-14-305-003-0000

Address of Real Estate: 3717 W. Montrose Ave. Chicago, IL, 60618

*This is not homestead property.

The date of this deed of conveyance is 2-24-20


(SEAL) **Jordan Apostolov**


(SEAL) **Branislav Simic**

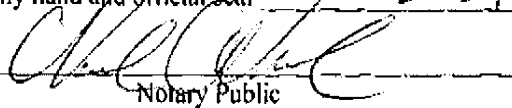
(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Branislav Simic and Jordan Apostolov** personally known to me to be the same persons whose names are 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, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires 4-25-21)

Given under my hand and official seal 2-24-20


Notary Public



A20-2167VV


UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 3717 W. Montrose Ave. Chicago, IL, 60618



Permanent Real Estate Index Number: 13-14-30-003-0000

LOT 7 IN BLOCK 6 BEING A SUBDIVISION OF BLOCKS 1 TO 31 BOYTH INCLUSIVE, OF W.B. WALKER'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		25-Feb-2020
	CHICAGO:	3,750.00
	CTA:	1,500.00
	TOTAL:	5,250.00

13-14-305-003-0000 | 20200201621153 | 0-471-863-136

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		25-Feb-2020
	COUNTY:	250.00
	ILLINOIS:	500.00
	TOTAL:	750.00

13-14-305-003-0000 | 20200201621153 | 1-869-844-320

Property of Cook County Clerk's Office

<p>This instrument was prepared by:</p> <p>Law Office of Martha Bozic 6321 N. Avondale Ave Ste 216 Chicago IL 60631</p>	<p>Send subsequent tax bills to:</p> <p>GARY K. CARLSON 3704 W. MONTROSE CHICAGO, ILLINOIS 60618</p>	<p>Recorder-mail recorded document to:</p> <p>PHILLIP GROSSMAN 913 FOUNTAIN VIEW DR. DEERFIELD, ILLINOIS 60015</p>
--	---	---