

UNOFFICIAL COPY

WARRANTY DEED (Illinois)

THIS DEED is made as of the 17TH day of
DECEMBER 2020, by and between

Doc#: 2102621242 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2021 03:06 PM Pg: 1 of 3

VALERIJA VUJICA AND STJEPAN VUJICA
Wife and Husband
("Grantor," whether one or more),

Dec ID 20201201600098
ST/CO Stamp 1-464-786-912 ST Tax \$540.00 CO Tax \$270.00

and

YADIRA G AVALOS AND BILLY A MUNOZ
A MARRIED COUPLE AS TENANTS BY
THE ENTIRETY
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 17 (EXCEPT THE NORTH 15 FEET THEREOF) AND LOT 16 (EXCEPT THE SOUTH 25 FEET THEREOF) IN BLOCK 5 IN LINCOLNWOOD TERRACE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1946 AS DOCUMENT NO. 13889160 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6736 N. Knox Ave., Lincolnwood, IL 60712

PARCEL INDEX NUMBER (PIN): 10-34-302-068-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, 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 said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that 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: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2019 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 17 day of December, 2020.

VALERIJA VUJICA

STJEPAN VUJICA

Valerija Vujica

Stjepan Vujica

Prepared by: Harley Rosenthal
Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Yadira Avalos
6736 N. Knox Ave., Lincolnwood, IL 60712

SEND SUBSEQUENT TAX BILLS TO: YADIRA AVALOS
6736 N. KNOX AVE., LINCOLNWOOD, IL 60712

OR RECORDER'S OFFICE BOX NO. _____

State of IL)
County of Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that VALERIJA VUJICA AND STJEPAN VUJICA is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of December, 2020.

Notary Public *[Signature]*

My Commission Expires: 6-19-24



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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Stefan Vujica

Mailing Address: 6736 Knox

Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 6736 Knox

Lincolnwood, IL 60712

Property Index Number (PIN): 10-34-302-068-0000

Water Account Number: 105072-000

Date of Issuance: 12/23/2020

State of Illinois)
County of Cook)

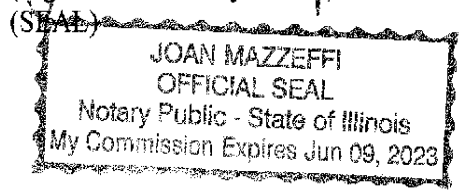
VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me on 12/23/2020, by Joan Mazzeffi

By: Robert J Merkel

Robert Merkel,
Finance Director

Joan Mazzeffi
(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.