

# UNOFFICIAL COPY

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## WARRANTY DEED

### MAIL TO:

Emily Holmes  
203 N. LaSalle, Suite 2100  
Chicago, Illinois 60601

Doc# 2110321007 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/13/2021 07:17 AM Pg: 1 of 2

Dec ID 20210301681079  
ST/CO Stamp 1-059-336-720 ST Tax \$274.00 CO Tax \$137.00  
City Stamp 0-341-105-168 City Tax: \$2,877.00

### TAXPAYER ADDRESS:

Casey Hall  
4751 N. Artesian, Unit 203  
Chicago, Illinois 60625

THE GRANTOR, STEPHANIE RUKAVINA, f/k/a STEFANIJA SIMATIC, married to JOHN RUKAVINA, who joins in the execution of this instrument solely for the purpose of waiving rights of homestead, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CASEY HALL, all interest in and to the following described Real Estate situated in Cook County, Illinois, legally described as:

(a single woman of 927 W Oakdale # 314 Chicago, IL 60657)

UNIT 203 & P-8 IN THE ARTESIAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHWESTERN ELEVATED RAILROAD RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 09062835, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**SUBJECT TO:** Covenants, conditions and restrictions of record and general real estate taxes for 2020 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 13-13-207-042-1016 and 13-13-207-042-1047.

Address of Real Estate: 4751 North Artesian Avenue, Unit 203, Chicago, IL 60625

**USI**

Dated this 17<sup>th</sup> day of March, 2021.



STEPHANIE RUKAVINA  
(f/k/a STEFANIJA SIMATIC)



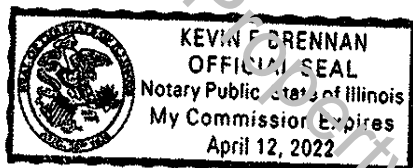
JOHN RUKAVINA

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STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEPHANIE RUKAVINA and JOHN RUKAVINA, personally known or proven to me to be the same persons whose names are subscribed in 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.

Given under my hand and official seal, this 17<sup>th</sup> day of March, 2021.





*Kevin F. Brennan*  
 NOTARY PUBLIC

Prepared by: Attorney Kevin F Brennan, 155 N. Michigan, Suite 700, Chicago, IL 60601

REAL ESTATE TRANSFER TAX		01-Apr-2021
	CHICAGO:	2,055.00
	CTA:	822.00
	TOTAL:	2,877.00 *

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

REAL ESTATE TRANSFER TAX		01-Apr-2021	
		COUNTY:	137.00
		ILLINOIS:	274.00
		TOTAL:	411.00

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