

UNOFFICIAL COPY

PT 21-67878
WARRANTY DEED
(ILLINOIS)
(Individual to Individual)

Doc#: 2115325074 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/02/2021 10:39 AM Pg: 1 of 3

Dec ID 20210401605382
ST/CO Stamp 1-337-950-480 ST Tax \$170.00 CO Tax \$85.00

Above Space for Recorder's Use Only

THE GRANTOR, GIORGINA GAZZOLO, a widow not since remarried, of 7410 West North Avenue, Unit 201, Elmwood Park, Illinois 60707, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid **CONVEY** and **WARRANT** to **STEVAN DJURIC**, a single man, of 1029 Des Plaines Avenue, Riverside, Illinois 60130, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 12-36-427-043-1025

c/k/a: 7410 West North Avenue, Unit 201, Elmwood Park, Illinois 60707

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

subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

- SIGNATURE PAGE FOLLOWS -



Village of Elmwood Park

TRANSFER STAMP

AS \$850.00 04-21

UNOFFICIAL COPY

Dated this 22 day of April, 2021

Giorgina GazzoLo (SEAL)
GIORGINA GAZZOLO

State of Illinois }
 } ss
County of Cook }

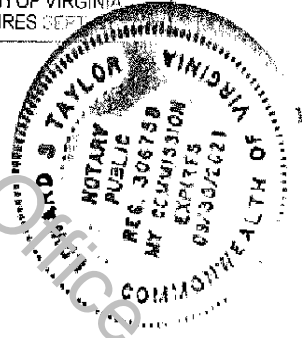
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **GIORGINA GAZZOLO**, a widow not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 22 day of April, 2021

Edward S Taylor
NOTARY PUBLIC

My Commission Expires: 9/30, 2021

EDWARD S TAYLOR
NOTARY PUBLIC
REG. #306758
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEP 30 2021



This instrument was prepared by:
Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640

MAIL TO:
Kopal & Grace, Suite 202
167107 N. Milwaukee #202
NILES IL 60714

SEND SUBSEQUENT TAX BILLS TO:
Stevan Djuric
7410 N North Avenue #201
Elmwood Park IL 60707

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 201 IN THE REGENCY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 18, 19 & 20 IN BLOCK 8 IN FOREST VIEW GARDENS, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 27, 1991 AND KNOWN AS TRUST NUMBER 10141 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 27, 1992 AS DOCUMENT NO. 92549821 TOGETHER WITH UNDIVIDED 3.58 PERCENTAGE INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE #23 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 92549821.

P.I.N.: 12-36-427-043-1025

c/k/a: 7410 West North Avenue, Unit 201, Elmwood Park, Illinois 60707