

# UNOFFICIAL COPY

Doc#: 2121855398 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/06/2021 03:33 PM Pg: 1 of 2

Dec ID 20210301676918  
ST/CO Stamp 0-103-377-168 ST Tax \$490.00 CO Tax \$245.00  
City Stamp 1-631-308-048 City Tax: \$5,145.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Milosevic Law Group P.C.  
230 W. Monroe Street, Suite 1405  
Chicago, IL 60606

41059658 (1/2) **WARRANTY DEED**

THE GRANTOR(S),

- Lincoln Realty Solutions Inc., an Illinois Corporation

for and in consideration of: Ten Dollars (\$10.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Nikola Delic and Aleksandar Ristic, *as tenants in common*

The following described real estate, situated at 5011 North Lincoln Avenue, Chicago, in the County of Cook, State of Illinois;  
(legal description): <sup>60625</sup>

LOT 9 IN SCHUPP'S SUBDIVISION OF LOTS 20 AND 21 (EXCEPT THE SOUTH 103 FEET OF SAID LOT 21) IN BOWMAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Numbers: 13-12-411-009-0000

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Grantor Signatures:

By: *Iftikhar Ahmad* Date: 3/19/20  
IFTIKHAR AHMAD, PRESIDENT, LINCOLN REALTY SOLUTIONS INC

Lincoln Realty Solutions Inc., an Illinois Corporation  
Iftikhar Ahmad, President  
660 W. Wayman Street  
Chicago, IL 60661

STATE OF NEW YORK )  
  ) SS  
COUNTY OF Kings

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Iftikhar Ahmad, President of Lincoln Realty Solutions Inc., an Illinois Corporation personally known to me as 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.

Given under my hand and official seal, this 19 day of March, 2021

**PRANVERA SHANAJ**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01SH6376053  
Qualified in Kings County  
Commission Expires June 04, 2022



Notary Public


My commission expires 06/04/2022

Prepared by:  
CLM Law Group, P.C.  
18525 Torrence Ave., Suite E1  
Lansing, IL 60438

*GRANTEES address.*

SEND TAX BILLS TO:  
Nikola Delic and Aleksandar Ristic  
5011 N. Lincoln Avenue  
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		20-May-2021
	COUNTY:	245.00
	ILLINOIS:	490.00
	TOTAL:	735.00
13-12-411-009-0000   20210301676918   0-103-377-168		

REAL ESTATE TRANSFER TAX		20-May-2021
	CHICAGO:	3,675.00
	CTA:	1,470.00
	TOTAL:	5,145.00 *
13-12-411-009-0000   20210301676918   1-831-308-048		

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