

# UNOFFICIAL COPY

Doc#: 2124549368 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/02/2021 02:47 PM Pg: 1 of 4

Dec ID 20210801659101  
ST/CO Stamp 0-169-266-960 ST Tax \$162.00 CO Tax \$81.00  
City Stamp 1-914-097-424 City Tax: \$1,701.00

## WARRANTY DEED

This instrument was prepared by:  
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ROLLING MEADOWS, IL 60008  
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PTS 19715 1562

THE GRANTOR(s), *\* a single man* MARCOS A. HERNANDEZ, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF IL, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE (S), JOVANA NIKOLIC, at 2436 W FARRAGUT AVENUE, UNIT 3B, CHICAGO, IL 60625

In the form of ownership:

sole ownership

(Sole ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

All interest in the following described Real Estate situated in the COUNTY OF COOK in the State of Illinois, to wit:

UNIT NUMBER 2436-3B IN LINDEN GROVE III CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 IN GREENHOFF'S RESUBDIVISION OF BERWYN-WESTERN SUBDIVISION A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25435740, AND AS AMENDED OR MAY BE FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Property Index Numbers: 13-12-234-009-1019

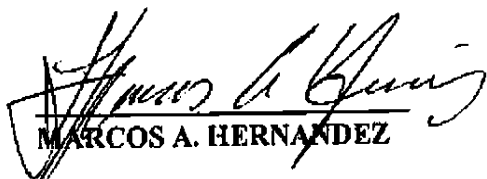
Address of Real Estate: 2436 W FARRAGUT AVENUE, UNIT 3B, CHICAGO, IL 60625

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

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

DATED this 31 day of August, 2021.


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MARCOS A. HERNANDEZ

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MARCOS A. HERNANDEZ** known to me to be the same person(s) whose name is/are subscribed to the forgoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and deed 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 31 day of August, 2021

  
\_\_\_\_\_  
Notary Public



**AFTER RECORDING, MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

Jovana Nikolic

Jovana Nikolic

2436 W FARRAGUT AVE UNIT 3B

2436 W FARRAGUT AVE UNIT 3B

CHICAGO IL 60625

CHICAGO IL 60625

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## REAL ESTATE TRANSFER TAX

01-Sep-2021



**CHICAGO:** 1,215.00

**QA:** 486.00

**TOTAL:** 1,701.00 \*

13-12-234-009-1019 | 20210801659101 | 1-914-097-424

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

Property of County Clerk's Office

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## REAL ESTATE TRANSFER TAX

01-Sep-2021



**COUNTY:**

81.00

**ILLINOIS:**

162.00

**TOTAL:**

243.00

13-12-234-009-1019

20210801659101

0-169-266-960

Property of Cook County Clerk's Office