

UNOFFICIAL COPY

WARRANTY DEED (Illinois)



2124533036D

THIS DEED is made as of the 12²⁴ day of JUNE, 2021, by and between

Doc# 2124533036 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/02/2021 10:39 AM PG: 1 OF 5

STJEPAN VUJICA, A MARRIED PERSON ✓
(NON HOMESTEAD TO SPOUSE) AND
NICOLINA VUJICA, A SINGLE PERSON ✓
("Grantor," whether one or more),

and

RACHEL CHRISTENSEN
A SINGLE PERSON ✓

("Grantee," whether one or more).

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

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:

~~UNITS 704A AND P-22 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EMERALD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0818418041, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

COMMONLY KNOWN AS: 125 S. GREEN ST., UNIT 704A & P22, CHICAGO, IL 60607 ✓

PARCEL INDEX NUMBER (PIN): 17-17-215-024-1051 (VOL: 591) & 17-17-215-024-1235 (VOL: 591) ✓

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 2020 and subsequent years.

2nd Installation

S Y
P 5
S 41
SC
INT R

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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 24 day of June, 2021.

Stjepan Vujica
STJEPAN VUJICA

Nicolina Vujica
NICOLINA VUJICA

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

MAIL TO: Tom Hawbeck
2631AWE HINSDALE IL 60521

SEND SUBSEQUENT TAX BILLS TO: RACHEL A. CHRISTENSEN
125 S. GREEN ST., UNIT 704A & P22, CHICAGO, IL 60607

OR RECORDER'S OFFICE BOX NO. _____

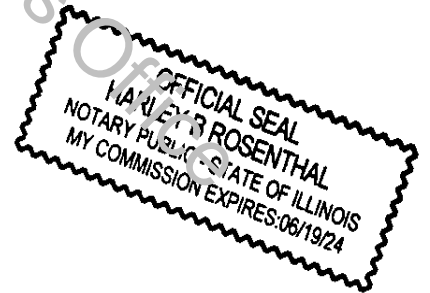
State of IL)
County of Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that STJEPAN VUJICA and NICOLINA VUJICA, is/are personally known to me to be 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 said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of June, 2021.

Notary Public [Signature]

My Commission Expires: 6-19-24



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EXHIBIT "A"

UNITS 704A AND P-22 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EMERALD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0818418041, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

17-Aug-2021



CHICAGO:

3,056.25

CTA:

1,222.50

TOTAL:

4,278.75 *

17-17-215-024-1051 | 20210801640441 | 1-069-897-488

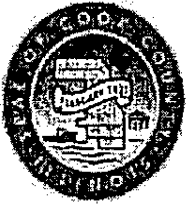
* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

17-Aug-2021



COUNTY:	203.75
ILLINOIS:	407.50
TOTAL:	611.25

17-17-215-024-1051

| 20210801640441 | 0-561-714-960