



Joc# 2134057016 Fee \$38.00

THSP FEE:\$9.00 RPRF FEE: \$1.00

GAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/06/2021 12:18 PM PG: 1 OF 2

WARRANTY DEED

(ILLINOIS)
(Corporation to Individuals)

THE GRANTOR

SB REAL ESTATE, INC., an Illinois corporation, of 1953 N. Clybourn Avenue, Suite 332, in the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

AP 2135175 10F1

BILJANA RUTESIC and DEJAN MILOSEVIC, married, of 2800 N. Orchard Street, Chicago, IL 60657, not as tenants in common, but as Joint Tenants with Right of Survivorship,

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to (a) covenants, conditions, and restrictions of record (b) public and utility easements, (c) homeowners or condominium association declaration and bylaws, and (c) general real estate taxes not yet due and payable at the time of Closing.

UNIT 306 IN PARK HARBOR CONDOMINIUM, AS DECLINEATED ON PLAT OF SURVEY OF THE CERTAIN LOTS IN THE SUBDIVISION OF LOTS 3, 4, 5, 10, 11 AND 12 IN BLOCK 8 IN HUNDLEY'S SUBDIVISION, IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26932046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Permanent Index Number (PIN): 14-21-109-019-1035

Address of Real Estate: 3620 N. Pine Grove Avenue, Unit 306, Chicago, Illinois 60613

DATED this 30th day of November, 2021

SIGNATURE PAGE TO FOLLOW

MAIL TO:

Michelle Laiss
Law Offices of Michelle Laiss
1530 West Fullerton Avenue
Chicago, IL 60614

NAME AND ADDRESS OF TAXPAYER:

Biljana Rutesic and Dejan Milosevic
3620 N. Pine Grove Avenue, Unit 306
Chicago, IL 60613

REAL ESTATE TRANSFER TAX

06-Dec-2021



CHICAGO:	840.00
CTA:	336.00
TOTAL:	1,176.00 *

14-21-109-019-1035 | 20211201657589 | 2-055-115-408

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

UNOFFICIAL COPY

PLEASE PRINT OR TYPE NAME BELOW SIGNATURES	SB REAL ESTATE, INC. By: <u><i>Judd Brody</i></u> Judd Brody, President
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid

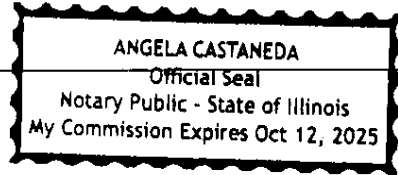
DO HEREBY CERTIFY that JUDD BRODY, President of SB REAL ESTATE, INC., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President he signed, sealed and delivered the said instrument as a 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 30th day of November, 2021.

Commission expires 10/12/2025

[Handwritten Signature]

NOTARY PUBLIC



REAL ESTATE TRANSFER TAX

06-Dec-2021



COUNTY:	56.00
ILLINOIS:	112.00
TOTAL:	168.00

14-21-109-019-1035

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