

UNOFFICIAL COPY

PREPARED BY:
Fred Frankel
4655 Chase
Lincolnwood, IL 60712

AFTER RECORDING
RETURN TO:
Janus Title Agency LLC
100 N. LaSalle St.
#1200
Chicago IL 60602

Property Address:
6935 North Milwaukee Avenue #308
Niles, IL 60714

PIN Numbers:
10-31-206-021-1024
JT-21-1963 PA pg 2



Doc# 2135046246 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 12/16/2021 01:28 PM PG: 1 OF 2

(For Recorder's Use Only)

Warranty Deed

VILLAGE OF NILES REAL ESTATE TRANSFER TAX 12/9/21 6935 N. Milwaukee #308 27953 \$ 849.00	
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REAL ESTATE TRANSFER TAX

14-Dec-2021



COUNTY:	141.25
ILLINOIS:	282.50
TOTAL:	423.75

10-31-206-021-1024

| 20211201663932 |

1-969-457-808

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JT:21-1963, PA 1 of 2

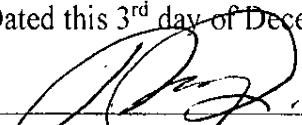
WARRANTY DEED

RESAD BOTIC AND MERSIHA BOTIC, husband and wife as TENANTS BY THE ENTIRETY as Grantors, and JAMES FAHEY as Grantee; in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid and acknowledged, the Grantors, hereby warrant, sell and convey to the Grantees all of the Rights Title and Interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 308 IN THE FOREST COURT OF NILES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBE REAL ESTATE: THE WESTERLY 300 FEET MEASURED ALONG THE SOUTHEASTERLY LINE OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 8 IN KINZIE'S SUBDIVISION OF JANE MIRANDA RESERVATION IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE NORTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, DESCRIBED AS FOLLOWS: COMMENCING AT A POST ON THE LINE BETWEEN SAID LOT AND SAID SECTION DISTANT FROM THE NORTHWEST CORNER OF SAID LOT 3.93 CHAINS; THENCE NORTH 57 DEGREES EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, 6.75 CHAINS TO THE CENTER OF NORTH BRANCH OF CHICAGO RIVER; THENCE EASTERLY ALONG SAID RIVER 6.21 CHAINS; THENCE SOUTH 57 DEGREES WEST 1.23 CHAINS TO CENTER OF NORTHWESTERN PLANK ROAD (MILWAUKEE AVENUE); THENCE NORTH 35 1/3 DEGREES WEST ALONG CENTER OF SAID ROAD 207.9 FEET TO THE NORTHWEST LINE OF THIS TRACT; THENCE NORTH 57 DEGREES EAST 154.2 FEET TO THE PLACE OF BEGINNING IN THE VILLAGE OF NILES (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF JANE MIRANDA RESERVATION 258.70 FEET SOUTH OF CENTER LINE OF HART'S ROAD TO A POINT ON CENTER LINE OF MILWAUKEE AVENUE 261.70 FEET SOUTH OF THE POINT OF INTERSECTION OF SAID CENTER LINES OF HART'S ROAD AND MILWAUKEE AVENUE), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25815415, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

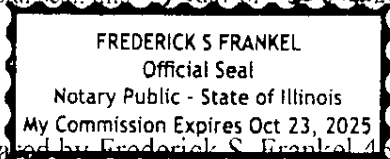
PERMANENT INDEX NUMBER: 10-31-206-021-1024
COMMONLY KNOWN AS: 6935 NORTH MILWAUKEE AVENUE, #308, NILES, IL 60714

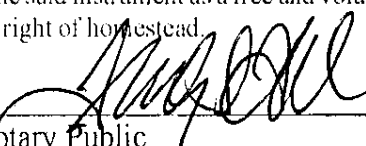
Subject only to general real estate taxes not due and payable at the time of closing and restrictions of record.
Dated this 3rd day of December 2021


RESAD BOTIC


MERSIHA BOTIC

I the undersigned Notary Public in and for said County in the State of Illinois, do hereby certify that RESAD BOTIC and MERSIHA BOTIC 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 they 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 3rd day of December 2021




Notary Public

This instrument was prepared by Frederick S. Frankel, 4555 Chase, Lincolnwood, Illinois 60712

Mail to: Kevin O'Rourke
7819 W. Lawrence
Norridge, Il. 60706
Mail Tax Bills to: James Fahey
6935 North Milwaukee Avenue
Niles, Illinois 60714