

# UNOFFICIAL COPY

Doc# 2202846002 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/28/2022 09:38 AM Pg: 1 of 2

**Warranty Deed  
(Individual to Individual)  
TENANCY BY THE ENTIRETY**

Dec ID 20220101602025  
ST/CO Stamp 1-645-543-824 ST Tax \$415.00 CO Tax \$207.50

*Above Space for Recorder's Use Only*

THE GRANTOR(s), NIKOLA KRUMAREVIC, married to Clara Kremarevic\* of the City of Chicago, County of Cook, State of Illinois for and in consideration in hand paid, CONVEY(s) and WARRANT(s) to, EMMANUEL MONTES and ALEJANDRA MONTES, husband and wife, of 2518 S. 61<sup>st</sup> St, Cicero, IL 60804, not as tenants in common nor as joint tenants but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

**SUBJECT TO:** GENERAL real estate taxes not yet due and payable; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property. To hold Forever in tenancy by the entirety. \*Not homestead property as to Clara Kremarevic.

Permanent Real Estate Index Number(s): 19-31-321-020-0000  
Address(es) of Real Estate: 6904 W. 87<sup>th</sup> Street, Burbank, Illinois 60459

The date of this deed of conveyance is January 21, 2022


  
\_\_\_\_\_  
NIKOLA KRUMAREVIC (Seal)

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NIKOLA KRUMAREVIC, is personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the releases and waiver of the right of homestead.

(Impress Seal Here)  
(My Commission Expires 2/27/24)

Given under my hand and official seal



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

A21-0215AT

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SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 19-31-321-020-0000  
Address(es) of Real Estate: 6904 W. 87<sup>th</sup> Street, Burbank, Illinois 60459

THE EAST 40 FEET OF THE WEST 80 FEET OF LOT 263 (EXCEPT THE NORTH 453 FEET THEREOF) IN FREDERICK H. BARTLETT'S 2<sup>ND</sup> ADDITION TO FREDERICK H. BARTLETT'S 79<sup>TH</sup> STREET ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

This instrument was prepared by:

Guillermo Alvarado, ESQ.  
The Law Offices of Guillermo Alvarado, Ltd.  
545 S. York Rd., Suite 100  
Bensenville Illinois 60106

City of Burbank

\$ 2,075.00 Two Thousand Seventy Five

01/18/22

Dollars & 00/100

Real Estate Transaction Stamp

REAL ESTATE TRANSFER TAX

75-Jan-2022



COUNTY	297.50
ILLINOIS	417.99
TOTAL	622.50

19-31-321-020-0000

20220101807025 | 1-675-543-624

Send subsequent tax bills to:

Emmanuel Montes  
Alejandra Montes  
6904 W. 87<sup>th</sup> St.  
Burbank, IL 60459

Recorder-mail recorded documents to:

Same as taxpayer