

# UNOFFICIAL COPY

## WARRANTY DEED

21-139446 1st  
The Grantors Zivka Krecu,  
Trustee of the Zivka Krecu  
Living Trust, for the  
consideration of TEN and  
00/100 Dollars (\$10.00), and  
other good and valuable  
considerations, the receipt  
and sufficiency of which is  
hereby acknowledged,  
CONVEYS and WARRANTS  
to;

Doc#: 2204939292 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/18/2022 01:30 PM Pg: 1 of 5

Dec ID 20220101603866  
ST/CO Stamp 0-440-723-856 ST Tax \$1,175.00 CO Tax \$587.50  
City Stamp 1-677-781-392 City Tax: \$12,337.50

\* dated November 18, 2013

**SIMMY LLC**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*AN ILLINOIS LIMITED LIABILITY COMPANY*

LOTS 1 AND 2 IN SUBDIVISION OF LOTS 12 AND 13 IN BLOCK 3 IN NICHOLAS MILLER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT EAST 511 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

**Property Address: 5319 N. Damen Avenue, Chicago, IL 60625**

**Parcel ID Number: 14-07-215-002-0000**

*14-07-215-001-0000*

**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.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

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DATED this 21 day of JANUARY, 2022

Zivka Krecu  
Zivka Krecu, Zivka Krecu Living Trust  
dated November 18, 2013

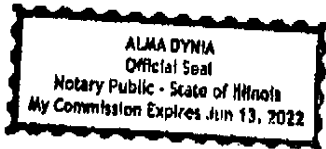
State of ILLINOIS

County of COOK

The undersigned, a notary public in and for the above county and state, certifies that **Zivka Krecu, Trustee of the Zivka Krecu Living Trust dated November 18, 2013**, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 21 day of JANUARY, 2022

[Signature]  
NOTARY PUBLIC



**DEED PREPARED BY:**  
Alfred S. Dynia  
710 W. Higgins Rd., Suite 103  
Park Ridge, IL 60068

**MAIL DEED TO:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SEND TAX BILL TO:**  
Simon, LLC  
8060 Lawndale  
Skokie IL 60076

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## Exhibit "A" Legal Description

LOTS 1 AND 2 IN SUBDIVISION OF LOTS 12 AND 13 IN BLOCK 3 IN NICHOLAS MILLER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT EAST 511 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

17-Feb-2022



<b>CHICAGO:</b>	8,812.50
<b>CTA:</b>	3,525.00
<b>TOTAL:</b>	12,337.50 *

14-07-215-002-0003 | 20220101603866 | 1-677-781-392

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

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**REAL ESTATE TRANSFER TAX**

17-Feb-2022



14-07-215-002-0000

20220101603866

0-440-723-856

COUNTY:	587.50
ILLINOIS:	1,175.00
TOTAL:	1,762.50