

UNOFFICIAL COPY

21C/W7654ANB Bm Izi
WARRANTY DEED

AFTER RECORDING MAIL TO:

Martha Bozic, Esq.
Attorney at Law
6321 N. Avondale Ave., Suite 216
Chicago, IL 60631



MAIL REAL ESTATE TAX BILL TO:

Tomislav Bogicevic
5330 W. Sunnyside Ave. 514 N. Washington
Chicago, IL 60630 Park Ridge, IL 60068

Doc#: 2206220306 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2022 10:28 AM Pg: 1 of 3

Dec ID 20210601681614
ST/CO Stamp 0-864-306-576 ST Tax \$430.00 CO Tax \$215.00
City Stamp 1-949-713-808 City Tax: \$4,515.00

(Reserved for Recorders Use Only)

THE GRANTORS: Martha Irimus, a widow, of 706 Park Ave., Lake Villa, IL 60046, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Tomislav Bogicevic,

_____ of Park Ridge, IL _____, to have and to hold, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 5330 W. Sunnyside Ave., Chicago, IL 60630
PIN: 13-16-120-040-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Cook County Clerk's Office

UNOFFICIAL COPY

DATED this 24th day of February, 2021.

Marta Irimus
Marta Irimus

STATE OF Illinois)
COUNTY OF Wake)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Marta Irimus**, 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 individually acknowledged that she signed and delivered the said instrument as her 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 24th day of February, 2022.

Lori A Strang
Notary Public

NAME AND ADDRESS OF PREPARER:

David Frank
Attorney at Law
1211 Landwehr Rd.
Northbrook, IL 60062



Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 21CNW764544NB

For APN/Parcel ID(s): 13-16-120-040-0000

THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 5 IN BLOCK 7 IN ROBERTS MILWAUKEE AVENUE SUBDIVISION OF LOTS 5 AND 10 IN THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE OF LOT 5 (EXCEPT THE NORTH 1 1/2 RODS AND THE SOUTH 4 RODS THEREOF) IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office