

# UNOFFICIAL COPY

Doc#: 2208028311 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/21/2022 02:47 PM Pg: 1 of 3

Dec ID 20220301650403  
ST/CO Stamp 0-540-298-640 ST Tax \$172.50 CO Tax \$86.25

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

DRAGICA MARIC  
1550 SANDPEBBLE DRIVE  
UNIT 307  
WHEELING, IL 60090

(The Above Space for Recorder's Use Only)

THE GRANTOR **DRAGICA MARIC**, a single woman, of 1550 Sandpebble Drive, Unit 307, Wheeling, IL 60090 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS TO **BRUCE G. KUZMANICH and EVA E. KUZMANICH**, husband and wife, of W851 Lake View Circle, Brodhead, WI 53520, 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 ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): **03-15-402-020-1039**

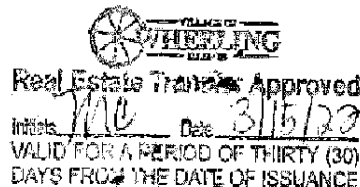
Property Address: **1550 SANDPEBBLE DRIVE, UNIT 307, WHEELING, IL 60090**

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

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 15 day of 3, 2022.

Dragica Maric  
DRAGICA MARIC



**PROPER TITLE, LLC**


PTZ-81030  
10FZ

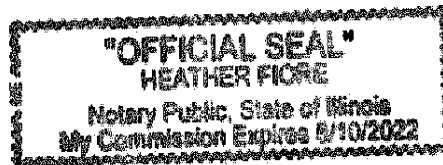
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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DRAGICA MARIC is 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 signed, sealed and delivered in the instrument as 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 notarial seal, this 15 day of March 2022.

  
Notary Public



THIS INSTRUMENT PREPARED BY  
Jeffrey Scott Sell  
Law Offices of Jeffrey S. Sell  
12443 South Route 59, Unit 103  
Plainfield, IL 60585

MAIL TO:

GARY LUNDEEN  
806 E. NERBE Rd.  
ROSELIE IL 60172

SEND SUBSEQUENT TAX BILLS TO:

BRUCE G. KUZMANICH AM  
1550 SANDPEBBLE DRIVE  
UNIT 307  
WHEELING, IL 60090  
EVA KUZMANICH  
W851 LAKE VIEW CIRCLE  
~~BROADHEAD~~ WI 53520  
Broadhead,

# UNOFFICIAL COPY

## Exhibit A

### Parcel 1:

Unit Number 307 as described in survey delineated on and attached to and a parts of declaration of condominium ownership registered on the 2nd day of May 1974, as document number LR2750725 as amended from time to time: an undivided percentage interest (except the units delineated and described in said survey) in and to the following described premises:

That part of Lot 1, in "Sandpebble Walk" being a subdivision in the South East 1/4 of the South East 1/4 of Section 15, township 42 north, range 11, east of the third principal Meridian, bounded by a line described as follows:

Commencing at the Southwest Corner of Said Lot 1 in "Sandpebble Walk" Thence North 00 degrees, 04 minutes, 17 seconds West along the West Line of said Lot 1 (said West Line also being the East line of the West 495.0 feet of the South East 1/4 of the South East 1/4 of Said Section 15) 130.86 feet; Thence North 89 degrees, 55 minutes, 43 seconds East, 29.80 feet to the point of beginning of the parcel to be described: Thence North 18 degrees, 53 minutes, 09 seconds West, 64.33 feet; Thence North 71 degrees, 06 minutes, 51 seconds East, 124.83 feet; Thence North 01 degrees, 21 minutes, 05 seconds East, 117.92 feet; Thence South 88 degrees, 38 minutes, 55 seconds East, 64.33 feet; Thence South 01 degrees, 21 minutes, 05 seconds West, 131.25 feet; Thence South 38 degrees, 32 minutes, 48 seconds East, 87.33 feet; Thence South 51 degrees, 27 minutes, 12 seconds West 64.33 feet; Thence North 38 degrees, 32 minutes, 48 seconds West, 78.92 feet; Thence South 71 degrees, 06 minutes, 51 seconds west, 122.83 feet to the point of beginning.

### Parcel 2:

Easements for Ingress and Egress for the benefit of parcel 1 as set forth in declaration of Covenants and easements filed as document LR2622769 as amended by supplement filed as LR2750724 and as set forth in Plat of subdivision filed as LR2525374 and as created by deed to Paul Mazur and Adrienne I. Mazur filed September 5, 1974 as IR2771998