

**THIS DOCUMENT PREPARED BY:**

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143 N. Bloomingdale Road  
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Doc#: 2214506204 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/25/2022 02:21 PM Pg: 1 of 2

**AFTER RECORDING RETURN TO:**

Martha Bozic  
Law Office of Martha Bozic  
6321 N. Avondale Avenue, Ste 218  
Chicago, Illinois 60631

Dec ID 20220501627247  
ST/CO Stamp 0-250-412-944 ST Tax \$126.00 CO Tax \$63.00  
City Stamp 1-995-243-408 City Tax: \$1,323.00

**SEND FUTURE TAX BILLS TO:**

Zvezdana Milanovic  
5134 N. Cumberland  
Unit #D1  
NorrIDGE, IL 60706

**WARRANTY DEED**

THIS WARRANTY DEED made and executed this 24<sup>th</sup> day of May 2022 by Ellen Berman, as Trustee of the Phyllis K. Snyder, under Trust Agreement dated June 2, 2008 and designated as Trust No. 101, Grantor, and Zvezdana Milanovic, Grantee, WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois, all being conveyed in AS IS condition, to-wit:

**LEGAL DESCRIPTION:**

**PARCEL 2:**

UNIT NO. 605 IN MERRIMAC SQUARE CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 4 IN PONTARELLI SUBDIVISION OF MERRIMAC SQUARE, A PART OF THE FRACTIONAL SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK AS DOCUMENT NUMBER 93337398 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

**PARCEL 1:**

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND, AS SET FORTH BELOW, AND FURTHER DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAUY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-46 AND STORAGE SPACE NO. S-45 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 93337398.

PROPERTY ADDRESS: 6530 W. Irving Park Road, Unit 605, Chicago, IL 60634

PERMANENT INDEX NO.: 13-18-409-034-1045

# UNOFFICIAL COPY

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents the day and year first above written.

Ellen Berman, Trustee

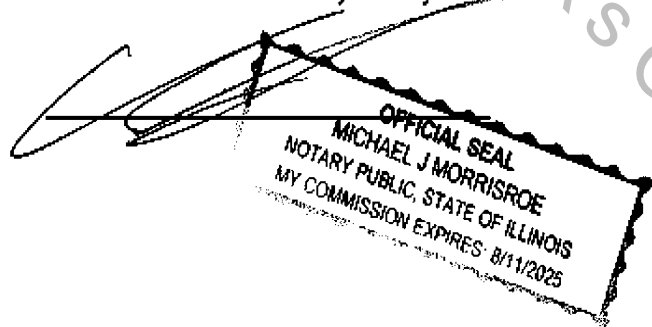


Ellen Berman, Trustee

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ellen Berman, Trustee, 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 severally acknowledged that as such Manager they signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this <sup>24<sup>th</sup></sup> day of May 2022.



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