

UNOFFICIAL COPY

Doc#: 2219920296 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/18/2022 12:45 PM Pg: 1 of 3

Dec ID 20220601646886
ST/CO Stamp 0-570-959-952 ST Tax \$540.00 CO Tax \$270.00
City Stamp 1-107-830-864 City Tax: \$5,670.00

**WARRANTY
DEED**
Statutory (Illinois)
(Individual to Individual)

PNZ-83182
1/2

Above Space for Recorder's Use Only

THE GRANTORS, MILENKO BECE and RUTA BECE, Husband and Wife, of the City of Chicago, County of Cook, and State of Illinois, as to an undivided one-half interest, and MIRJANA BECE, a widow of Chicago, Illinois as to an undivided one-half interest, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY and WARRANT to JAMES LAWREN, a UNMARRIED*, of 8051 West Cedar Lane, Niles, Illinois 60714, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: * and GERIANNE M. FABBI, a MARRIED WOMAN

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 13-17-204-045-0000

c/k/a: 5955 West Giddings Street, Chicago, Illinois 60630

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

subject only 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.

- SIGNATURE PAGE FOLLOWS -

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

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Dated this 8 day of June, 2022

Milenko Bece (SEAL)
MILENKO BECE

Ruta Bece (SEAL)
RUTA BECE

Mirjana Bece by Milenko Bece and Blenko M Bece
MIRJANA BECE by
MILENKO BECE a/k/a MILENKO M. BECE
attorney-in-fact

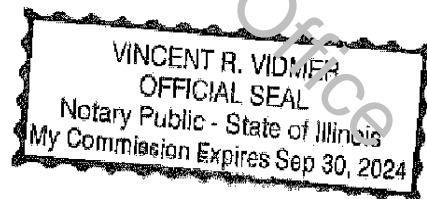
State of Illinois }
County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MILENKO BECE and RUTA BECE, Husband and Wife, and MIRJANA BECE, by MILENKO BECE a/k/a MILENKO M. BECE, attorney-in-fact, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 8 day of June, 2022

Vincent R. Vidmer
NOTARY PUBLIC

My Commission Expires: September 30, 2024



This instrument was prepared by:
Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640

MAIL TO:

JAMES LARWIN
5955 West Giddings St
CHICAGO, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

JAMES LARWIN
5955 West Giddings St
CHICAGO, IL 60630

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LEGAL DESCRIPTION

THE WEST 36 FEET OF THE EAST 68 FEET OF LOT 15 IN LAWRENCE AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13 - 17 - 204 - 045 - 0000

c/k/a: 5955 West Giddings Street, Chicago, Illinois 60630

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