

# UNOFFICIAL COPY

## WARRANTY DEED

22154967 1/2

### DOCUMENT PREPARED BY:

Attorney Marek Loza, Loza Law LLC  
2340 S. River Road, Suite 120  
Des Plaines, IL 60018  
Tel. (847) 297-9977

IK KK  
\* ~~FR~~ F. R. A. KUCYSETOF K. KALITA



Doc# 2300422063 Fee \$88.00

2HSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2023 02:26 PM PG: 1 OF 2

Grantor(s), **Kris K. Kalita** and **Iwona A. Kalita**, husband and wife, residing in Wheeling, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency of which is hereby confirmed, CONVEY(S) and WARRANT(S) to **Rajko Strinic and Desanka Strinic**, husband and wife, residing in Wheeling, Illinois, and **Nikola Strinic**, an unmarried man, residing in Wheeling, Illinois, AS JOINT TENANTS the following described Real Estate:

PARCEL 1: UNIT NUMBER 3-J IN 1500 WEST HARBOUR DRIVE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL") THAT PART OF LOT 1 OF LAKE OF THE WINDS SUBDIVISION BEING A RESUBDIVISION OF THE NORTH 1/2 OF LOT 7 ( EXCEPT THE EAST 20 FEET THEREOF USED FOR ROADWAY) IN THE SCHOOL TRUSTEL'S SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 27, 1972 AND KNOWN AS TRUST NUMBER DOCUMENT 45068, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22762748 TOGETHER WITH AMENDED AND RESTATED DECLARATION RECORDED JANUARY 12, 2017 AS DOCUMENT NUMBER 1701239037, AND ANY AMENDMENTS THERETO, AS AMENDED FROM TIME TO TIME; TOGETHER WITH UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THAT PROPERTY AND SPACE COMPRISING ALL THE UNITS AND DEFINED AND SET FOR IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 24, 1974 AND RECORDED AS DOCUMENT 22762747 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 45068 TO JEROME N. ARENDT DATED AUGUST 17, 1975 AND RECORDED APRIL 27, 1976 AS DOCUMENT 23464104 FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

PIN: 03-16-202-008-1046

ADDRESS: 1500 Harbour Drive, Unit 3J, Wheeling, IL 60090

SUBJECT TO: (1) General real estate taxes not due and payable at the time of Closing; (2), Covenants, conditions and restrictions of record; (3) Building lines and easements; (4) Declaration of Condominium with all amendments, party wall rights and agreements, limitations and conditions imposed by the applicable condominium and/or association laws and installments due after the Closing of association assessments.

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

WHEELING  
Real Estate Transfer Approved  
Initials: AM Date: 12/21/22  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

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# UNOFFICIAL COPY

State of Illinois.

TO HAVE AND TO HOLD said real estate forever as JOINT TENANTS.

Dated this December 21, 2022.

Kris Kalita  
 Kris K. Kalita  
 \* F.K.A. 11225270F KK IK

Iwona Kalita  
 Iwona A. Kalita

State of Illinois, County of Cook ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Kris K. Kalita** and **Iwona A. Kalita**, personally known to me to be the same individual(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

\*\* FORMERLY KNOWN AS  
 11225270F K. KALITA KK  
IK

Given under my hand and official seal, this December 21, 2022.



[Signature]  
 Notary Public

~~RETURN TO~~ / MAIL TAX BILLS TO : Desanka Strinic, Rajko Strinic and Nikola Strinic  
 1500 Harbour Drive, Unit 11, Wheeling, IL 60090

Mail Recorded  
 Deed TO  
 Melane Matiassek  
 802 Arlington  
 LaGrange, IL 60525

REAL ESTATE TRANSFER TAX		01-Jan-2023
	COUNTY:	95.00
	ILLINOIS:	190.00
	TOTAL:	285.00

03-16-202-008-1046 | 20221201619739 | 0-168-280-912

Old Republic National Title  
 9601 Southwest Highway  
 Oak Lawn, IL 60453