

# UNOFFICIAL COPY

Doc#: 2307933436 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/20/2023 02:46 PM Pg: 1 of 4

## WARRANTY DEED

Dec ID 20230301673869  
ST/CO Stamp 1-259-505-872 ST Tax \$445.00 CO Tax \$222.50

ILLINOIS  
**Individual to Individual**

The GRANTORS, <sup>married to, MA</sup>  
~~MILAN IRICANIN AND~~ **BILJANA IRICANIN,**  
~~husband and wife,~~ of the Village of Harwood Hts,  
County of Cook, State of Illinois, for and in  
consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable  
consideration, in hand paid, CONVEYS and WARRANTS to GRANTEE, GEORGE A.  
NIJMEH, the following described Real Estate situated in the County of Cook in the State  
of Illinois, to wit;

### SEE LEGAL DESCRIPTION ATTACHED

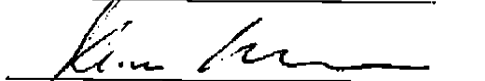
SUBJECT TO: (1) real estate taxes for the year 2022 and subsequent years;  
(2) covenants conditions and restrictions of record and building lines and easements, if  
any, provided they do not interfere with the current use and enjoyment of the property.  
Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of  
the State of Illinois.

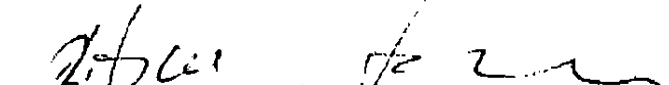
PERMANENT INDEX NUMBER: 12-12-425-009-1169

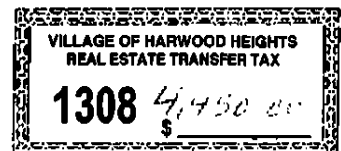
ADDRESS OF REAL ESTATE: 4833 N. Olcott Ave., Apt. 607  
Harwood Hts, IL 60706

This Address is for informational purposes and is not a part of this conveyance.

Dated 03.17.23, 2023.

  
Milan Iricanin

  
Biljana Iricanin  
Waiving Homestead Rights



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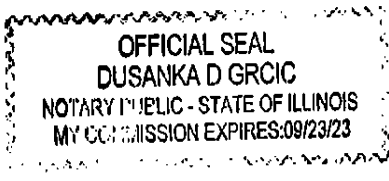
STATE OF ILLINOIS                    )  
   )  
 COUNTY OF COOK                    )

SS

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MILAN IRICANIN AND BILJANA IRICANIN**, \_\_\_\_\_, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, that they appeared before me this day in person and acknowledge that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 15 day of MARCH, 2023.

*[Handwritten Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC




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<b>AFTER RECORDING MAIL TO:</b> Amarin Law, Inc. 1935 W Belmont Ave Chicago, IL 60657	<b>SEND SUBSEQUENT TAX BILLS TO:</b> George A. Nijmeh 4833 N. Olcott Ave. Apt. 607 Harwood Hts, IL 60706
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**DEED PREPARED BY:**   GRCIC LAW, LLC  
 127 N Northwest Hwy, Park Ridge, IL 60068

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**Parcel 1:**

Unit 4833-607 in the Clock Tower Pointe of Harwood Heights Condominium, as delineated on a survey of the following described property:

**Parcel A:**

Lots 1, 2, 3, 4, 5, 6 and 7 in Block 9 and Lots 4, 5 and 6 together with the South 1/2 of the vacated 16 foot alley lying North of and adjoining said Lots 4, 5 and 6 in block 10; and all of vacated Gunnison street lying between aforesaid Blocks 9 and 10 in Oliver Salinger and Company's Lawrence avenue Manor, being a subdivision of lot 3 in circuit court partition of the East 1/2 of the South East 1/4 and part of the West 1/2 of the South East 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel B:**

That part of the West 1/2 of the South East 1/4 of Section 12, Township 40 North, Range 12, east of the Third Principal Meridian, lying East of the East line of Oliver Salinger and Company's Lawrence Avenue manor, being a Subdivision of Lot 3 in circuit court partition of the East 1/2 of the South East 1/4 and part of the West 1/2 of the South east 1/4 and the Northeast 1/4 of the Southwest 1/4 of aforesaid Section 12, recorded April 28, 1925 as Document 8886267, lying West of West line of the South 18.61 acres of the East 31.86 acres of the West 1/2 of the South East 1/4 of Section 12 aforesaid, and lying South of the center line of alley, extended east, in Block 10 in Oliver Salinger and Company's Lawrence avenue manor aforesaid, (excepting that part thereof falling in Lawrence avenue), in Cook County, Illinois.

**Parcel C:**

That part of the South 18.61 acres of the East 31.86 acres of the West 1/2 of the South East 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of the center line of alley, extended East, in Block 10 in Oliver Salinger and Company's Lawrence avenue manor, being a Subdivision of Lot 3 in circuit court partition of the East 1/2 of the South East 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, (excepting from said tract of land the east 333.03 feet (measured on the south line) and also excepting that part thereof which lies south of the south 50 feet thereof, (measured at right angles to the South line), in Cook County, Illinois;

Which survey is attached to the declaration of condominium recorded as Document 0716903044 and as amended by Document 0724215000, and as further amended from time to time, together with an undivided percentage interest in the common elements,

**Parcel 2:**

The exclusive right to use parking Spaces P2-96 and P2-97 and Storage Spaces S2-96 and S2-97, limited common elements as delineated on the survey attached to the declaration aforesaid recorded as Document 0716903044 and as amended by Document 0724215000, and as further amended from time to time,

**PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:**

12-12-425-009-1169

4833 N Olcott Ave, Unit 607, Harwood Heights, IL 60706

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

COUNTY:	222.50
ILLINOIS:	445.00
TOTAL:	667.50



12-12-425-009-1169 | 20230301673869 | 1-259-505-872