

UNOFFICIAL COPY

Doc#. 2308910008 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/30/2023 09:38 AM Pg: 1 of 3

Dec ID 20230301677689
ST/CO Stamp 0-985-864-400 ST Tax \$345.00 CO Tax \$172.50

WARRANTY DEED

1 of 3 2334738

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

THE GRANTOR(S), MILUNIKA NIKOLIC, s single woman and ZORAN NIKOLIC, a married man* of the City of Arlington Heights, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Ema Flores, of 600 Main St., Mount Prospect, IL 60056 as

- STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)
- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

*Not a homestead to the spouse

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

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 08-09-226-002-0000
Common Address: 1307 S. Highland Ave., Arlington Heights, IL 60005

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DATED this 23 day of March, 2023

Milunika Nikolic
MILUNIKA NIKOLIC

Zoran Nikolic
ZORAN NIKOLIC

State of Illinois)
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that MILUNIKA NIKOLIC AND ZORAN NIKOLIC, known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 23 day of Mar, 2023

Beata Valente
NOTARY PUBLIC



DEED PREPARED BY:
Beata Valente
Law Offices of Beata Valente, LLC
5911 W. Higgins Ave
Chicago, IL 60630

MAIL DEED TO:
EMA FLORES
1307 S. HIGHLAND AVE.
ARLINGTON HEIGHTS
ILLINOIS 60005

SEND TAX BILL TO:
EMA FLORES
1307 S. HIGHLAND AVE.
ARLINGTON HEIGHTS
ILLINOIS 60005

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American Land Title Association

File Number : 2334738

Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

EXHIBIT A

Legal:

LOT 29 IN BLOCK 16 IN ARLINGTON HEIGHTS GARDEN HOMESITES IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 1307 S. Highland Ave., Arlington Heights, IL 60005

PIN #: 08-09-226-002-0000

PIN #:

PIN #:

Township: Elk Grove

This page is only a part of a 2016 ALTA® Commitment for Title Insurance(issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).

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