

# UNOFFICIAL COPY

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Prepared by:  
Nora Hurley Marsh **GIT**  
Attorney at Law  
200 S. Frontage Road, #322  
Burr Ridge, IL 60527

Doc# 2312433076 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/04/2023 11:22 AM Pg: 1 of 2

Dec ID 20230401605082  
ST/CO Stamp 0-750-437-072 ST Tax \$235.00 CO Tax \$117.50

After recording MAIL to:  
Melanie J. Matiasek, PC  
802 Arlington Avenue  
LaGrange, IL 60525

Mail Future Real Estate Tax Bills to:  
Bojan Stankovic  
140 Carriage Way Drive, Unit C223  
Burr Ridge, IL 60527

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## WARRANTY DEED

THIS INDENTURE, made this 19 day of April, 2023, between Timothy Kosac, a widower not since remarried and not a party to a civil union, GRANTOR and Bojan Stankovic, an unmarried man, whose address is: 7870 Ogden Avenue, Lyons, IL 60534, GRANTEE.

WITNESSETH, that said Grantor, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and warrant unto said Grantee, the following described real estate, situated in Cook County, Illinois to-wit:

**PARCEL 1: Units C-223 and C-16 together with its undivided percentage interest in the common elements in CARRIAGE WAY OF BURR RIDGE CONDOMINIUM as delineated and defined in the Declaration recorded as Document No. 87607850, as amended, in the Southwest 1/4 of Section 19, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**

**PARCEL 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as Document Nos. 20132354 and 20158531 for ingress and egress, all in Cook County, Illinois.**

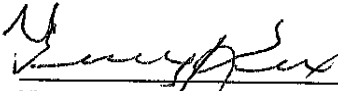
Permanent Index Number(s): 18-19-307-007-1256 and 18-19-307-007-1278

Property Address: 140 Carriage Way Drive, Unit C-223, Burr Ridge, IL 60527  
together with the tenements and appurtenances thereunto belonging.

SUBJECT 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 yet due and payable at the time of closing.

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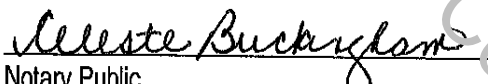
IN WITNESS WHEREOF, the Grantor has signed the day and year first above written.

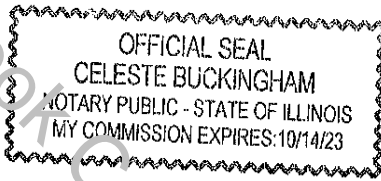
  
\_\_\_\_\_  
Timothy Kosac



STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF DUPAGE        )

I, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that Timothy Kosac, 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 acknowledged that he signed and delivered the said instrument as his own free and voluntary act.

Given under my Hand and Notarial Seal this 19 day of April, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-14-23



REAL ESTATE TRANSFER TAX		13-May-2023
		COUNTY: 117.50
		ILLINOIS: 235.00
		TOTAL: 352.50
18-19-307-007-1256	20230401605082	0-750-437-172