

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2331113148 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/07/2023 11:54 AM Pg: 1 of 2

Prepared by:

Senija Grebovic
Grant Law, LLC
230 West Monroe St., Suite 240
Chicago, IL 60606

Dec ID 20231001662472
ST/CO Stamp 1-484-482-512 ST Tax \$335.00 CO Tax \$167.50
City Stamp 0-658-466-768 City Tax: \$3,517.50

Mail to:

Eugene R. Boswell, Ltd.
700 S. Wacker Dr. Ste 200
Chicago, IL 60606

Send tax bills to:

Bajramka Beckovic
5978 N. Lincoln Ave. Unit 4B
Chicago, IL 60659

Grantor, **2Men Group, Inc.**, of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, does hereby grant, warrant and convey to Grantee, **Bajramka Beckovic**, a married woman, all interest in the following described Real Estate situated in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 13-01-303-037-1014 and 13-01-303-037-1042
Address: 5978 N. Lincoln Ave, Unit 4B & P6, Chicago, Illinois 60659

releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: covenants, conditions, and restrictions of record.

Dated: October 14, 2023

2Men Group, Inc.

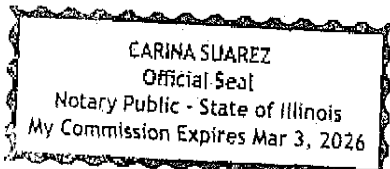
Muhammed Hujdur
By: Muhammed Hujdur, President

State of Illinois)
) ss.
County of Cook)

The undersigned, a Notary Public in and for said County and State, does hereby certify that Muhammed Hujdur personally known to me to be the same person whose name is subscribed to this instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes set forth herein.

Given under my hand and seal on this 14th day of October, 2023.

Carina Suarez
Notary Public



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LEGAL DESCRIPTION

UNIT 4B AND P-6 IN THE CHAVILLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN BLOCK 38 IN W.F. KAISER AND COMPANY'S PETERSON WOOD ADDITION TO ARCADIA TERRACE IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 2 IN BLOCK 38, LYING BETWEEN THE SOUTH WESTERLY LINE OF LINCOLN AVENUE AND A LINE 17 FEET SOUTH WESTERLY THEREOF MEASURED AT RIGHT ANGLES THERETO AND PARALLEL WITH THE SOUTH WESTERLY LINE OF LINCOLN AVENUE)

LOT 3 IN BLOCK 38 IN W.F. KAISER AND COMPANY'S PETERSON WOOD ADDITION TO ARCADIA TERRACE IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 3 IN BLOCK 38 LYING BETWEEN THE SOUTH WESTERLY LINE OF LINCOLN AVENUE AND A LINE 17 FEET SOUTH WESTERLY THEREOF MEASURED AT RIGHT ANGLES THERETO AND PARALLEL WITH THE SOUTH WESTERLY LINE OF LINCOLN AVENUE)

LOT 4 IN BLOCK 38 (EXCEPT THAT PART LYING BETWEEN THE SOUTH WEST LINE OF LINCOLN AVENUE AND A LINE 17 FEET SOUTHWEST THEREOF TAKEN FOR WIDENING OF LINCOLN AVENUE) IN KAISER AND COMPANY'S PETERSON'S WOODS ADDITION TO ARCADIA TERRACE IN SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN

LOT 5 IN BLOCK 38 (EXCEPT THAT PART CONVEYED TO CITY OF CHICAGO BY DEED RECORDED AUGUST 11, 1937 AS DOCUMENT 12039234) IN W.F. KAISER AND COMPANY'S PETERSON WOOD'S ADDITION TO ARCADIA TERRACE IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1915 AS DOCUMENT 5557707,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0516018032 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 13-01-303-037-1014 and 13-01-303-037-1042

Address: 5978 N. Lincoln Ave, Unit 4B, Chicago, Illinois 60659

REAL ESTATE TRANSFER TAX

01-Nov-2023



COUNTY:	167.50
ILLINOIS:	335.00
TOTAL:	502.50

13-01-303-037-1014

| 20231001662472 | 1-484-482-512

REAL ESTATE TRANSFER TAX

01-Nov-2023



CHICAGO:	2,512.50
CTA:	1,005.00
TOTAL:	3,517.50 *

13-01-303-037-1014 | 20231001662472 | 0-658-466-768

* Total does not include any applicable penalty or interest due.