

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

PT 127-96885 1/3

Doc#: 2401813091 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2024 11:30 AM Pg: 1 of 2

Dec ID 20240101609581
ST/CO Stamp 1-973-901-360 ST Tax \$220.00 CO Tax \$110.00
City Stamp 0-900-159-536 City Tax: \$2,310.00

Above Space for Recorder's Use Only

THE GRANTOR(s) Peridot Papp, a married woman, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Tijana Nikic of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. This is non-marital property *THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTOR'S SPOUSE*

SUBJECT TO: General taxes for 2023, 2024 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-18-409-034-1047

Address(es) of Real Estate:
6530 W. Irving Park Road, No. 607, Chicago, IL 60634

Peridot Papp

(SEAL) Peridot Papp

The date of this deed of conveyance is 01/18/2024.

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peridot Papp, personally known to me to be the same person(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 the 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.



Given under my hand and official seal 01/18/2024.

Beth Lasalle

Notary Public

(My Commission Expires) *2-26-25*

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LEGAL DESCRIPTION

For the premises commonly known as: 6530 W. Irving Park Rd., No. 607, Chicago, IL 60634
having a PIN of 13-18-409-034-1047

Legal Description:

Parcel 1:

Unit 607 in Merrimac Square Condominium Number 3 as delineated on a survey of the following described parcel of real estate: Lots 1 and 4 in Pontarelli Subdivision at Merrimac Square Planned Unit Development, being a Subdivision of part of the Fractional Southeast 1/4 of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded January 22, 1992 as document number 92042350; which survey is attached as exhibit "B" to the declaration of condominium recorded May 5, 1993 as document number 93337398, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Perpetual, non-exclusive easement for the benefit of parcel 1 for Ingress and egress over, along and upon the Land as set forth and delineated in exhibit "A" of document number 92607113 for driveways, walkways, common parking and park areas as created by declaration of common easements and maintenance agreement dated August 7, 1992 and recorded August 14, 1992 as document 92607113 by and among Parkway Bank and Trust Company, as trustee under trust agreement dated June 9, 1991 and known as trust number 10345, Parkway Bank and Trust Company, as trustee under trust agreement dated November 5, 1991 and known as trust number 10176 and Parkway Bank and Trust Company, as trustee under trust agreement dated June 1992 and known as trust number 10346

Parcel 3:

The exclusive right to the use of parking space number P-47 and storage space number S-47, limited common elements as delineated on the survey attached to the declaration aforesaid, recorded as document number 93337398, in Cook County, Illinois.

<p>This instrument was prepared by Stephen A. Witt Witt Legal 110 N. Wacker Drive, Suite 2500 Chicago, IL 60606 312-236-9313</p>	<p>Send subsequent tax bills to: Tijana Nikic 6530 W. Irving Park #607 Chicago, IL 60634</p>	<p>Recorder-mail recorded document to:</p>
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