

# UNOFFICIAL COPY

Doc#: 2403233137 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/01/2024 01:53 PM Pg: 1 of 5

**QUIT CLAIM DEED  
Statutory (ILLINOIS)  
(Individual to Individual)**

Dec ID 20240201625257  
ST/CO Stamp 1-368-792-112

(The Above Space For Recorder's Use Only)

THE GRANTOR **DENIS DRAGOVIC**, an unmarried man, of 770 Pearson St., Unit 2-611, Des Plaines IL 60016, County of Cook, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration to him in hand paid,

CONVEYS and QUIT CLAIMS to **DENIS DRAGOVIC**, an unmarried man, and **JELENA AVRAMOVIC**, an unmarried woman, of 770 Pearson St., Unit 2-611, Des Plaines IL 60016, County of Cook, as Tenants in Common, the following property in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Real Estate Index Number: 09-17-419-041-1148

Address of Real Estate: 770 Pearson St., Unit 2-611, Des Plaines IL 60016

Exempt under provisions of Paragraph E  
Section 31-45 Property Tax Code.  
Date: 01-26-2024  
Representative: [Signature]

To have and to hold said premises forever. Waiving and releasing all Homestead rights under the laws of State of Illinois.

DATED THIS 26 DAY OF JANUARY, 2024

[Signature]

**DENIS DRAGOVIC**

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

[Signature] 2-1-2024  
City of Des Plaines

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STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DENIS DRAGOVIC**, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 26<sup>th</sup> day of January, 2024.

Commission expires: 10-10-2025

Natalia Tapa,  
 NOTARY PUBLIC

This instrument prepared by:  
 Terrence M. Fogarty, Attorney at Law  
 The Law Office of Terrence M. Fogarty  
 161 Market St.  
 Willow Springs IL 60480



**MAIL TO:**

**DENIS DRAGOVIC**  
**JELENA AVRAMOVIC**  
 770 Pearson St., Unit 2-611  
 Des Plaines IL 60026

**SEND SUBSEQUENT TAX BILLS TO:**

**DENIS DRAGOVIC**  
**JELENA AVRAMOVIC**  
 770 Pearson St., Unit 2-611  
 Des Plaines IL 60026

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

State of Illinois )  
County of Cook ) SS

## STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR(S), or his/her/their agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership or authorized to do business or acquire and hold title to real estate in Illinois, other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

01-26-2024  
Date

[Signature]  
Grantor or Agent

Subscribed and Sworn to before me  
This 26<sup>th</sup> day of January, 2024.

Natalia Tapa  
Notary Public



THE GRANTEE(S), or his/her/their agent affirms and verifies that the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership or authorized to do business or acquire and hold title to real estate in Illinois, other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

01-26-2024  
Date

[Signature]  
Grantee or Agent

Subscribed and Sworn to before me  
This 26<sup>th</sup> day of January, 2024.

Natalia Tapa  
Notary Public



NOTE: Any person who knowingly submits false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Real Estate Transfer Tax Act.)

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**LEGAL DESCRIPTION:**

**PARCEL 1:** UNIT 2-611 IN THE LIBRARY COURTE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF LOT 5 IN LIBRARY PLAZA SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 17, 1999 AS DOCUMENT NUMBER 99784926, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010707755 AS AMENDED FROM TIME TO TIME, TOGETHER WITH WgPERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:** THE EXCLUSIVE RIGHT TO USE PARKING SPACE G2U-26 AND STORAGE SPACE S2U-17, LIMITED COMMON ELEMENTS AS DELINEATED IN THE DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0010707755 AND THE PLAT ATTACHED THERETO AS AMENDED FROM TIME TO TIME.

**PARCEL 3:** NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON LOT 7 IN LIBRARY PLAZA SUBDIVISION AFORESAID AS GRANTED AND CONVEYED TO IN THE INGRESS AND EGRESS AGREEMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 17, 1999 AS DOCUMENT NUMBER 99784925.

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

09-17-419-041-1148  
770 PEARSON ST., UNIT 2-611, DES PLAINES, IL 60016

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Property of Cook County Clerk's Office



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

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