

UNOFFICIAL COPY

Doc#: 2403606027 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/05/2024 11:44 AM Pg: 1 of 2

Dec ID 20240101611905
ST/CO Stamp 0-835-161-136 ST Tax \$556.00 CO Tax \$278.00
City Stamp 1-384-352-816 City Tax: \$5,838.00

WARRANTY DEED

File No: 23162149 ^{3/4}

THIS INDENTURE WITNESSETH, that the Grantor(s), Adam B Wavrunek of 12422 S Harold Ave., Palos Heights, IL 60463 and David M Rambhajan of 8424 W CLARA Dr. Niles, IL 60714, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Slobodan Tomovic, married man, the following described real estate, to-wit:


PARCEL 1: THE WEST 40.88 FEET (EXCEPT THE NORTH 38.06 FEET) OF LOT 4, AND THE WEST 40.88 FEET OF ALL OF LOT 3, AND THE WEST 40.88 FEET OF THE NORTH 5.87 FEET OF LOT 2, IN BLOCK 4 IN MURPHY'S ADDITION TO ROGERS PARK IN SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EAST 30.45 FEET OF THE WEST 71.33 FEET (EXCEPT THE NORTH 38.06 FEET) OF LOT 4, AND THE EAST 30.45 FEET OF THE WEST 71.33 FEET OF ALL OF LOT 3, AND THE EAST 30.45 FEET OF THE WEST 71.33 FEET OF THE NORTH 5.87 FEET OF LOT 2, ALL IN BLOCK 4 IN MURPHY'S ADDITION TO ROGER'S PARK IN SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 11-30-410-050-0000
Address of Real Estate: 7415 N Wolcott Ave, Chicago, IL 60626

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 12th Day of JANUARY, 2024


Adam B. Wavrunek


David M. Rambhajan

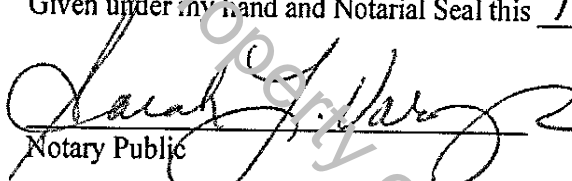
UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Adam B. Wavrunek and David M. Rambhajan, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 12th day of January 2024.


Notary Public



This Instrument was prepared by:


Das Law, Ltd
1016 W. Jackson Blvd., #509
Chicago IL 60607

Future Tax Bills to:



Sobodan Tomovic
39294 N. Havertown
Burnee, IL 60031

After recording return document to:

Mark DeRue
Attorney at Law
102 E. Sherman Ave
Lake Villa, IL 60046

	CHICAGO:	4,170.00
	CTA:	1,668.00
	TOTAL:	5,838.00 *

11-30-410-050-0000 | 20240101611905 | 1-384-352-816
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		24-Jan-202
	COUNTY:	278.0
	ILLINOIS:	556.0
	TOTAL:	834.0

11-30-410-050-0000 | 20240101611905 | 0-835-161-136