

# UNOFFICIAL COPY



Doc# 2407330087 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/13/2024 3:48 PM

PAGE: 1 OF 3

## WARRANTY DEED

~~Tenants by the Entirety~~

*in joint tenancy*  
GRANTOR(S):

Tomislav Bogicevic,  
\*a married man

### PRESENTLY RESIDING AT:

514 N. Washington Ave.  
Park Ridge, IL 60068

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

*single cristian*  
MIHAELA ANCA POP and *single* CHRISTIAN ILYES, ~~wife and husband~~

~~not in tenancy in common nor in joint tenancy, but as TENANTS BY THE ENTIRETY,~~ the following described Real Estate situated in the State of Illinois, to wit:

**LEGAL DESCRIPTION:** LOT 45 IN N.S. BUDZBAN'S RESUBDIVISION OF LOTS 9 TO 16 INCLUSIVE IN BLOCK 3, LOTS 1 TO 8 INCLUSIVE THE EAST HALF OF LOT 11 ALL OF LOTS 12, 13, 14, AND WEST HALF OF LOT 15 IN BLOCK 4 IN HIELD AND MARTIN'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-21-314-031-0000

PROPERTY ADDRESS: 5224 WEST ROSCOE STREET, CHICAGO, ILLINOIS 60641

SUBJECT TO: (1) General real estate taxes for the year 2023 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements. (4) Governmental taxes or assessments for improvements not yet completed.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever as ~~TENANTS BY THE ENTIRETY.~~

DATED this *26<sup>th</sup>* day of *February*, 20*24*

*not in joint tenancy*

\*This is not a homestead property as to the grantor's spouse.

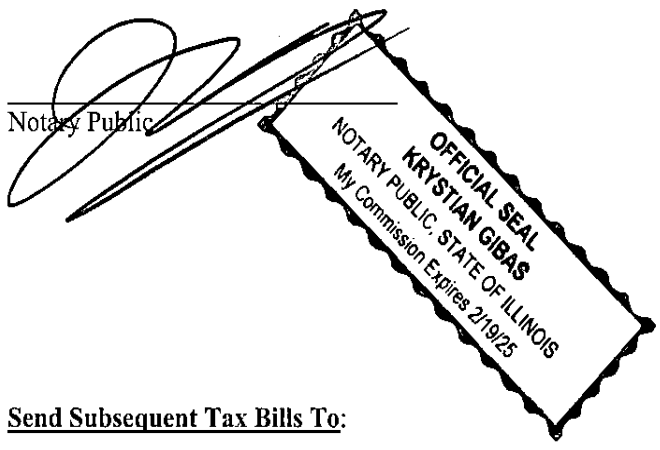
*Tomislav Bogicevic*  
Tomislav Bogicevic

S Y  
P 3  
S 1  
SC Y  
INT no

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STATE OF ILLINOIS, COUNTY OF COOK ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Tomislav Bogicevic personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his/her 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, this 20<sup>th</sup> day of February, 2024



Prepared by: Waldemar Wyszynski, Esq.  
Wyszynski & Webb P.C.  
2860 S. River Rd, Suite 220  
Des Plaines, IL 60018

**Return to:**  
Robert DiSilvestro  
5231 N Harlem Ave  
Chicago IL 60656

**Send Subsequent Tax Bills To:**  
Cristian Ilies & Mihaela Pop  
5224 W Roscoe  
Chicago IL 60625

REAL ESTATE TRANSFER TAX		05-Mar-2024
	CHICAGO:	5,235.00
	CTA:	2,094.00
	TOTAL:	7,329.00 *

13-21-314-031-0000 | 20240201640450 | 0-769-313-328  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		11-Mar-2024
	COUNTY:	349.00
	ILLINOIS:	698.00
	TOTAL:	1,047.00

13-21-314-031-0000 | 20240201640450 | 0-974-035-504

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## EXHIBIT "A"

LOT 45 IN N.S. BUDZBAN'S RESUBDIVISION OF LOTS 9 TO 16 INCLUSIVE IN BLOCK 3, LOTS 1 TO 8 INCLUSIVE THE EAST HALF OF LOT 11 ALL OF LOTS 12, 13, 14, AND WEST HALF OF LOT 15 IN BLOCK 4 IN HIELD AND MARTIN'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 13-21-314-031-0000

Property of Cook County Clerk's Office