

UNOFFICIAL COPY

2433202

This instrument prepared by:

Zachary P. Rustad, Attorney
2 N. Riverside Plaza, Suite 1850
Chicago, Illinois 60606

After recording mail to:

Aleksander Krbanjevic
1103 Holley Ct
Unit 301
Oak Park, IL 60301

Mail tax bills to:

Aleksander Krbanjevic
1103 Holley Ct
Unit 301
Oak Park, IL 60301

Doc# .2408720202 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 2:05 PM Pg: 1 of 3

Dec ID 20240301646814

ST/Co Stamp 1-898-927-864 ST Tax \$168.00 CO Tax \$84.00

This space reserved for Recorder's use only.

**PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302**

WARRANTY DEED

THIS WARRANTY DEED is made the 27th day of February, 2024 by **KEVIN CATULLO**, ("Grantor"), married to Anya Catullo, of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does **CONVEY(S) AND WARRANT(S)** to **ALEKSANDAR KRBANJEVIC**, Unmarried, of 1436 Thacker Des Plaines, IL 6016 ("Grantee"), to have and to hold **FOREVER** the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A Attached Hereto

PIN: 16-07-119-025-1029
Property Address: 1103 Holley Court, Unit 301, Oak Park, Illinois 60301

Subject only to, if any: covenants, conditions and restrictions of record; the recorded condominium declaration; the Illinois Condominium Property Act; public and utility easements; and real estate taxes for 2023 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

REAL ESTATE TRANSFER TAX

27-Mar-2024



COUNTY: 84.00
ILLINOIS: 168.00
TOTAL: 252.00

16-07-119-025-1029

| 20240301646814 | 1-898-927-864

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IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written.

1. K. Catullo
KEVIN CATULLO

2. Anya K. Catullo
ANYA CATULLO, solely for purposes of
waiving Homestead Rights

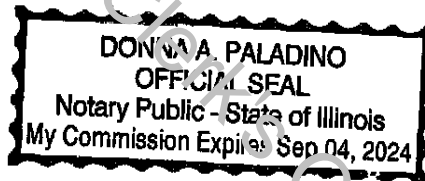
STATE OF Illinois)
COUNTY OF Cook) ss.

I, Donna A. Paladino a Notary Public in and for said County in the State aforesaid, do hereby certify that Kevin Catullo and Anya Catullo 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 and delivered such instrument as his/her/their own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 27 day of February, 2024


Donna A. Paladino
Notary Public

My Commission expires: 09-04-2024




Real Estate Transfer Tax

\$1,344.00



Oak Park



9813

www.oak-park.us

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EXHIBIT A
Legal Description

PIN: 16-07-119-025-1029
Property Address: 1103 Holley Court, Unit 301, Oak Park, Illinois 60301

UNIT 301, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN HOLLEY COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25613900, AS AMENDED FROM TIME TO TIME, IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office