UNOFFICIAL COPY

MAIL TO:
Audra Pavilcius Karalius
BOODELL & DOMANSKIS, LLC
1 N. Franklin St., Suite 1200
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO: Bela Properties LLC 1505 Old Oak Pl Darien, IL 60561

Accommodation recording only; document no reviewed and no insurance provided

3177384

Doc#. 2409520099 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/4/2024 9:54 AM Pg: 1 of 3

Dec ID 20240301655911 ST/Co Stamp 1-927-214-640 ST Tax \$0.00 CO Tax \$0.00

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THE GRANTOR, ZORAN NIKOLOVSKI, in avidually, of 1505 Old Oak Pl, Darien, IL 60561, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, GRANTS, BARGAINS and CONVEYS to Bell Properties, LLC, an Illinois limited liability company, of 1505 Old Oak Pl, Darien, IL 60561, ("GRANTEE"), the following described real estate (the "Real Estate") situated in the County of Cook and State of Ill nois, to wit:

PARCEL ONE:

UNIT 2 IN THE 6305 JOLIET ROAD CONDOMINIUM, AS DELUCEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0316232003 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE #2 AND PARKING SPACES #14 AND #15, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0316232003.

Permanent Index Number (PIN): 18-16-308-035-1002

Address of Real Estate: 6305 Joliet Rd #2, Countryside, IL 60525

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as zoned; (a) general real estate taxes not yet due and payable; (b) building lines and easements, if any; (c) covenants, conditions, and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property. This is not the homestead property for the Grantor, Zoran Nikolovski.

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said Grantor either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances.

And the Grantor does covenant, promise and agree, to and with the Grantee, her heirs and assigns, that she has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the premises against all [persons lawfully claiming by, through or under the Grantor.

DATED this day of

STATE of ILLINOIS

COUNTY of Con

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 25th day of day of 2024.

Exempt from tax under 35 ILCS 200/31-45(e).

2024 کالاً

This document prepared by:

Audra Pavilcius Karalius BOODELL & DOMANSKIS, LLC 1 North Franklin Street, #1200 Chicago, Illinois 60606

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Exempt Real Estate **Transfer Tax**

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his/her 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 authorized to do business or acquire and hold title to real estate in Illinois, or 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.

Audra Pavilcius Karalius, Agent

Dated: January 25, 2024

Subscribed and sworn Obefore me by the said Grantor or Agen. this 25th day of January, 2024.

MIA FRANCES PEREZ FREITAG
OFFICIAL SEAL
PARTE OF CONTINUES ON No. 961825
By Continues Expire November 21, 2027

Notary Public: M. Trames Por

The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land rust 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 authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Audra Pavilcius Karalus, Agent

Dated: January 25, 2024

Subscribed and sworn to before me by the said Grantor or Agent this 25th day of January, 2024.

Notary Public: M. Frances Report

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

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

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