

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 not 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, individually, 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 Bela 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 Illinois, to wit:

PARCEL ONE:

UNIT 2 IN THE 6305 JOLIET ROAD CONDOMINIUM, AS DELINEATED 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

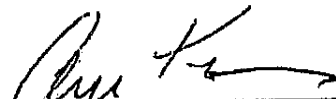
Address of Real Estate: 6305 Joliet Rd #2, Countryside, IL 60525

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.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

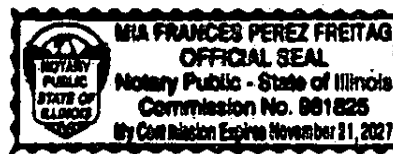
The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 to before me
by the said Grantor or Agent
this 25th day of January, 2024.



Notary Public: 

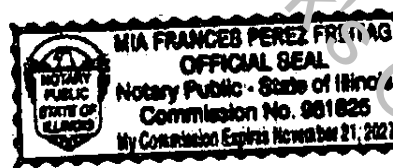
The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

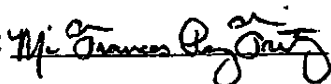


Audra Pavilcius Karalius, Agent

Dated: January 25, 2024

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



Notary Public: 

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.]